SUMMARY OF AMENDMENTS

PHASE 50-A - CHANGE THE CREDITED OPEN SPACE OF LOT 13 IN PHASE 50 TO NON-CREDITED.

PHASE 50-A-I - ADDED SHEET 4. THE PURPOSE OF THIS AMENDMENT IS TO ADD THE GAS STATION CRITERIA TO THIS FDP TO ALLOW A MOTOR VEHICLE FUELING FACILITY TO BE LOCATED ON LOT 8.

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER

SECTION 2 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA PARKS & RECREATION ASSOCIATION

AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 1 OF 4
The Area Included within this Final Development Plan Phase is Applicable to Section 2, Area 2, of the Village of Oakland Mills

1. PUBLIC STREETS AND ROADS – Section 17.001 A (1):
   To be shown on subdivision plans, if required by the Howard County Planning Commission.

2. PUBLIC RIGHTS-OF-WAY – Section 17.001 A (2):
   To be shown on subdivision plans, if required by the Howard County Planning Commission.

3. MAJOR UTILITY RIGHTS-OF-WAY – Section 17.001 A (3):
   To be shown on subdivision plans, if required by the Howard County Planning Commission.

4. BRANCHING FACILITIES – Section 17.001 B:
   To be shown on subdivision plans, if required by the Howard County Planning Commission.

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES – Section 17.003 B:
   To be shown on the Final Development Plan, if required by the Howard County Planning Commission.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES – Section 17.003 D:
   The term "structure", as used in this Final Development Plan Phase does not include walkways, drainage, trees,annexed landscaping, excavations or fill, fencing not exceeding 6' in height, or any other similar structures upon which no restriction as to location is imposed.

7. APARTMENT LAND USE AREAS:
   No structure shall be located within 40 feet of the right-of-way of any public street, road, or highway, except as otherwise provided in this paragraph. Buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with the site development plan approved by the Howard County Planning Commission.

8. EMPLOYMENT CENTER LAND USE AREAS – COMMERCIAL:
   No structure shall be located within 40 feet of the right-of-way of any public street, road, or highway, except as otherwise provided in 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 the site development plan approved by the Howard County Planning Commission.

9. OPEN SPACE LAND USE AREAS:
   No structure shall be located within 40 feet of the right-of-way of any public street, road, or highway, or at any location within Commercial Land Use areas. All structures must be developed in accordance with the site development plan approved by the Howard County Planning Commission.

10. PERMITTED USES – Section 17.003 D:
    ATTACHED APARTMENT LAND USE AREAS
    Lot 12 and 14 shall be devoted to apartment uses provided, however, that no more than 300 dwelling units total may be constructed on lots 12 and 14.

11. EMPLOYMENT CENTER LAND USE – VILLAGE 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 8-2 districts.
    b. Uses permitted in 8-2 districts.
    c. Uses permitted in 5-2 districts.
    d. Uses permitted in 5-2 districts.

12. MINIMUM LOT SIZES – Section 17.003 E:
    As shown on subdivision plat.

13. APARTMENT LAND USE AREAS:
    No structure shall be more than 15 percent of any lot devoted to apartment uses shall be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks. paved parking areas, trees, shrubbery, and similar minor structures.

14. COMMERCIAL LAND USE AREAS:
    No structure shall be more than 20 percent of any lot devoted to commercial uses shall be covered by buildings or other major structures except in accordance with a site development plan approved by the Howard County Planning Commission.

15. OPEN SPACE LAND USE:
    No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Use shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan approved by the Howard County Planning Commission.

16. TABLE OF LAND USE IN ACRES:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>12.75</td>
</tr>
<tr>
<td>Commercial</td>
<td>2.745</td>
</tr>
<tr>
<td>Residential</td>
<td>9.539</td>
</tr>
<tr>
<td>Open Space</td>
<td>1.440</td>
</tr>
<tr>
<td>Non-Commercial</td>
<td>1.304</td>
</tr>
<tr>
<td>TOTAL</td>
<td>19.599</td>
</tr>
</tbody>
</table>

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER

SECTION 2 AREA 2

PETITIONER AND OWNER
THE FINAL PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD
COLUMBIA PARKS & RECREATION ASSOCIATION

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 2 OF 4

RECORDED ON AS PLAT NO.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY
ADOPTED AUGUST, 2007

R.M. STASIOWSKI
PROFESSIONAL ENGINEER

BOHLER
HOWARD COUNTY PLANNING BOARD

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

MINIMUM LOT SIZES – Section 17.003 E:
As shown on subdivision plat.

Coverage Requirements – Section 17.003 F:
No structure shall be more than 20 percent of any lot devoted to commercial uses shall be covered by buildings or other major structures except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USE:
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Use shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan approved by the Howard County Planning Commission.
PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY
ADOPTED AUGUST, 2007

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

HOWARD COUNTY PLANNING BOARD
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA PARKS & RECREATION ASSOCIATION
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A-I

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 3 OF 4

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 50-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-5

R.M. STASIOWSKI
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 49425
EXPIRATION DATE: 6/9/2022

I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49425

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER
SECTION 2 AREA 2

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LINED 485 FOLIO 196

1"=100'

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER
COLUMBIA PARKS & RECREATION ASSOCIATION
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN
PHASE 50-A-I

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: 03/11/22 SHEET: 3 OF 4

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 50-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 1-5

R.M. STASIOWSKI
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 49425
EXPIRATION DATE: 6/9/2022

I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49425

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER
SECTION 2 AREA 2

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LINED 485 FOLIO 196

1"=100'
### SPECIAL SITE CRITERIA FOR MOTOR VEHICLE FUELING FACILITY

| A. PARCEL SIZE | THE MINIMUM PARCEL SIZE, WHICH WILL BE USED FOR A MOTOR VEHICLE FUELING FACILITY, SHALL BE 40,000 SQUARE FEET. PROVIDED THAT THIS SIZE IS ADEQUATE TO SATISFY THE NECESSARY SERVICE, SELLER, AND MATERIALIZATION REQUIREMENTS. |
| B. PARCEL FRONTAGE | A MINIMUM FRONTAGE OF ONE-HUNDRED EIGHTY (180) FEET ON A PUBLIC ROAD SHALL BE REQUIRED FOR ANY SITE USED FOR A MOTOR VEHICLE FUELING FACILITY. IF AT THE INTERSECTION OF TWO PUBLIC ROADS, THE TOTAL OF THE FRONTAGES ALONG BOTH ROADS MAY BE COUNTED. |
| C. ACCESS | ACCESS POINTS AND DRIVEWAYS SHALL BE SO LOCATED AND DESIGNED AS TO ENSURE SAFE, EFFICIENT MOVEMENT OF VEHICLES AND PEDESTRIANS. THE LOCATION, DESIGN, AND CONSTRUCTION OF ALL DRIVEWAYS SHALL CONFORM TO THE APPLICABLE COUNTY AND STATE STANDARDS AND SPECIFICATIONS. |
| D. SETBACKS | 1. A MINIMUM OF FORTY-FIVE (45) FEET SHALL BE REQUIRED BETWEEN THE PUBLIC ROAD - OF-WAY AND ANY BUILDING ON THE SITE. 2. ADJACENT TO RESIDENTIAL, LAND USES THE BUILDING (FRONT) LINE SHALL BE SEEN-HUNDRED (100) FEET FROM THE ALIGNED RESIDENTIAL PROPERTY LINE. 3. PARKING AND STORAGE AREAS SHALL NOT BE PERMITTED WITHIN SIX (6) FEET OF ANY PROPERTY LINE, EXCEPT INTERIOR LOT LINES, OR WITHIN FIFTEEN (15) FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. |
| E. BUILDINGS | 1. THE LANDSCAPING. THE PUMP ISLAND, ANY ANXILARY BUILDINGS, SHALL BE HARMONIOUS IN DESIGN WITH ADJACENT DEVELOPMENT AND APPROPRIATE TO THE CHARACTER OF THE COMMERCIAL AREA. 2. BUILDINGS SHALL BE ELEVATED SEEN-ROFTOP LEVEL AND SCREENED FROM VIEW. 3. MATERIALS, TEXTURES AND COLORS SHALL BE COMPATIBLE WITH SURROUNDING USES. REFLECTIVE AND FLUORESCENT MATERIALS SHALL NOT BE PERMITTED. 4. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS SHALL BE ENCLOSED EFFECTIVELY SCREENED AND ARE INTEGRATED WITH THE ARCHITECTURAL DESIGN OF THE MOTOR VEHICLE FUELING FACILITY. |
| F. SERVICE EQuipment, Outdoor Storage and Refuse Areas | 1. SERVICE RANKS AND/or PITS SHALL NOT BE PERMITTED. 2. OUTDOOR STORAGE AND/or REFUSE AREAS SHALL BE ENCLOSED EFFECTIVELY SCREENED FROM VIEW. 3. THE SITE PLAN SHALL INDICATE THE DESIGN, METHODS TO BE USED FOR ALL WASTE MATERIALS INCLUDING WASTE OIL. |

### VILLAGE OF OAKLAND MILLS VILLAGE CENTER

SECTION 2 AREA 2

PETITIONER AND OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA PARKS & RECREATION ASSOCIATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 50-A-I 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND DATE: 03/11/22 SHEET: 4 OF 4