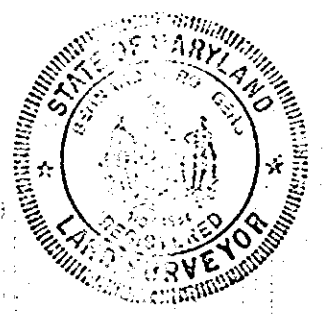


VICINITY MAP
SCALE 1 : 24,000

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

Bernard T. Rodgers
LAND SURVEYORS SIGNATURE



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

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY
James M. Vaughn 11/24/67 H.C.P.C. COUNSEL DATE
William M. Dennis 11-22-67 H.C.P.C. CHAIRMAN DATE

RECORDED PLAT BOOK 14 FOLIO 5
EX. 12-18 10-67 AMONG THE LAND RECORDS
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION NINE — RUNNING BROOK
AREA 4
SHEET 1 OF 5
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE NINETEEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
AUGUST 17, 1967

FINAL DEVELOPMENT PLAN CRITERIA - PHASE XIX
VILLAGE OF WILDE LAKE, SECTION #9
RUNNING BROOK, AREA #4

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):

As shown on subdivision plots.

2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):

Vehicle ingress and egress to the Little Patuxent Parkway will be permitted only at points approved by the Howard County Planning Commission.

3. MAJOR UTILITY RIGHTS -OF-WAY - SECTION 17.031 A (3):

As shown on subdivision plots.

4. DRAINAGE FACILITIES - SECTION 17.031 A (4):

As shown on subdivision plots.

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. APARTMENT USE AREAS

No structure shall be located upon lots devoted to apartment uses within twenty-five feet (25') of the right-of-way of any public street, road, or highway. Except as restricted by this paragraph 6, buildings and other structures may be located at any location within apartment use areas, provided the apartment use areas are developed in accordance with a site plan approved by the Howard County Planning Commission.

B. SINGLE FAMILY RESIDENTIAL LAND USE AREAS

No structure shall be located upon lots devoted to single family residential land use within twenty feet (20') of the right-of-way of any public street, road, or highway except, however, that structures may be constructed at any location within such twenty foot (20') front yard setback area if such construction is in accordance with a site plan approved by the Howard County Planning Commission.

No structure shall be located within five feet (5') from any property line not a right-of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two (2) garages constructed on two (2) adjacent lots with the common wall between the two (2) garages constructed upon the common property line.

The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" will be made by the Howard County Planning Commission.

Fences constructed on any lot within this Final Development Plan 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 (3') in height, if solid or closed, nor five feet (5') in height, if open.

C. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within twenty-five feet (25') of the right-of-way of any public street, road, or highway; or within twenty-five feet (25') 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 plan approved by the Howard County Planning Commission.

7. PERMITTED USES - SECTION 17.031 D:

A. APARTMENT USE AREAS

Lot #73 shall be devoted to multi-family land uses, provided, however, that the average dwelling unit density within Lot #73 shall not exceed fifteen (15) units per acre. In the event that Lot #73 is subsequently divided into separately described parcels, this restriction shall apply to the total area of Lot #73, not to separately described parcels.

B. SINGLE FAMILY USE AREAS

All lots within single family use land areas are to be used only for single family medium density residential areas.

C. OPEN SPACE LAND USE AREAS

All areas within open space land use areas are to be used for all open space uses including, but not limited to, pedestrian and bicycle pathways; the operation of a public or private golf course and/or country club, and facilities incident thereto in accordance with paragraph 7, Phase 5, Final Development Plan Criteria, recorded in Plat Book 11, Folio 66, in the Land Records of Howard County on June 27, 1967. All such open space land use areas may be used as utility and drainage easements.

8. HEIGHT LIMITATIONS - SECTION 17.031 E:

A. APARTMENT USE AREAS

No structure shall be constructed more than forty feet (40') in height from the highest adjoining ground elevation.

B. SINGLE FAMILY RESIDENTIAL LAND USE AREAS

No structure shall be constructed more than thirty-four feet (34') in height from the highest adjoining ground elevation upon lots devoted to single family land uses.

C. 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 plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - SECTION 17.031 E:

A. APARTMENT USE AREAS

No less than one and one-half (1 1/2) off-street parking spaces shall be provided within Lot #73 for each dwelling unit devoted to apartment uses.

B. SINGLE FAMILY LAND USE AREAS

No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.

C. OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase classified as Open Space Use except, however, that if improvements permitted under the provisions of paragraph 7, Phase 5, Final Development Plan Criteria, recorded in Plat Book 11, Folio 66, in the land records of Howard County, are constructed, parking shall be provided in accordance with paragraph 9 of said Phase 5.

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. APARTMENT USE AREAS

In no event shall more than thirty percent (30%) of any lot devoted to apartment uses 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 items.

B. SINGLE FAMILY RESIDENTIAL LAND USE AREAS

In no event shall more than thirty percent (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 items.

C. OPEN SPACE USES

No more than ten percent (10%) 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.

TABULATION OF LAND USE IN ACRES

LAND USE	TOTALS
S.F.M.D.	33.764
APTS.	23.206
OPEN SPACE	
Credited (C)	14.413
Non-Credited (NC)	
TOTALS	71.383

RECORDED ON 12-10 1967 PLAT BOOK 14 FOLIO 66 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

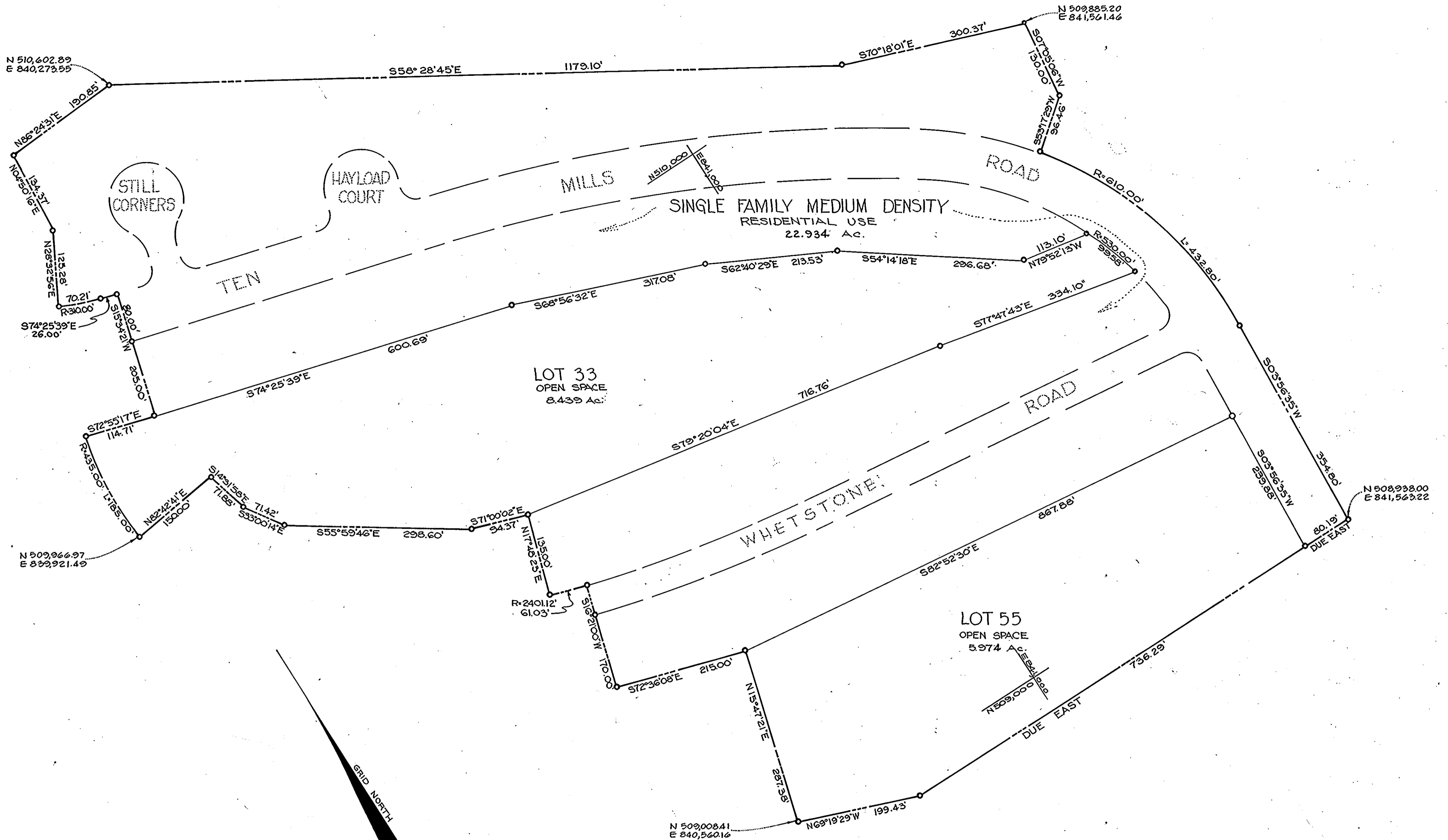
VILLAGE OF WILDE LAKE
SECTION NINE RUNNING BROOK

AREA 4
SHEET 2 OF 5
PETITIONER

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

COLUMBIA

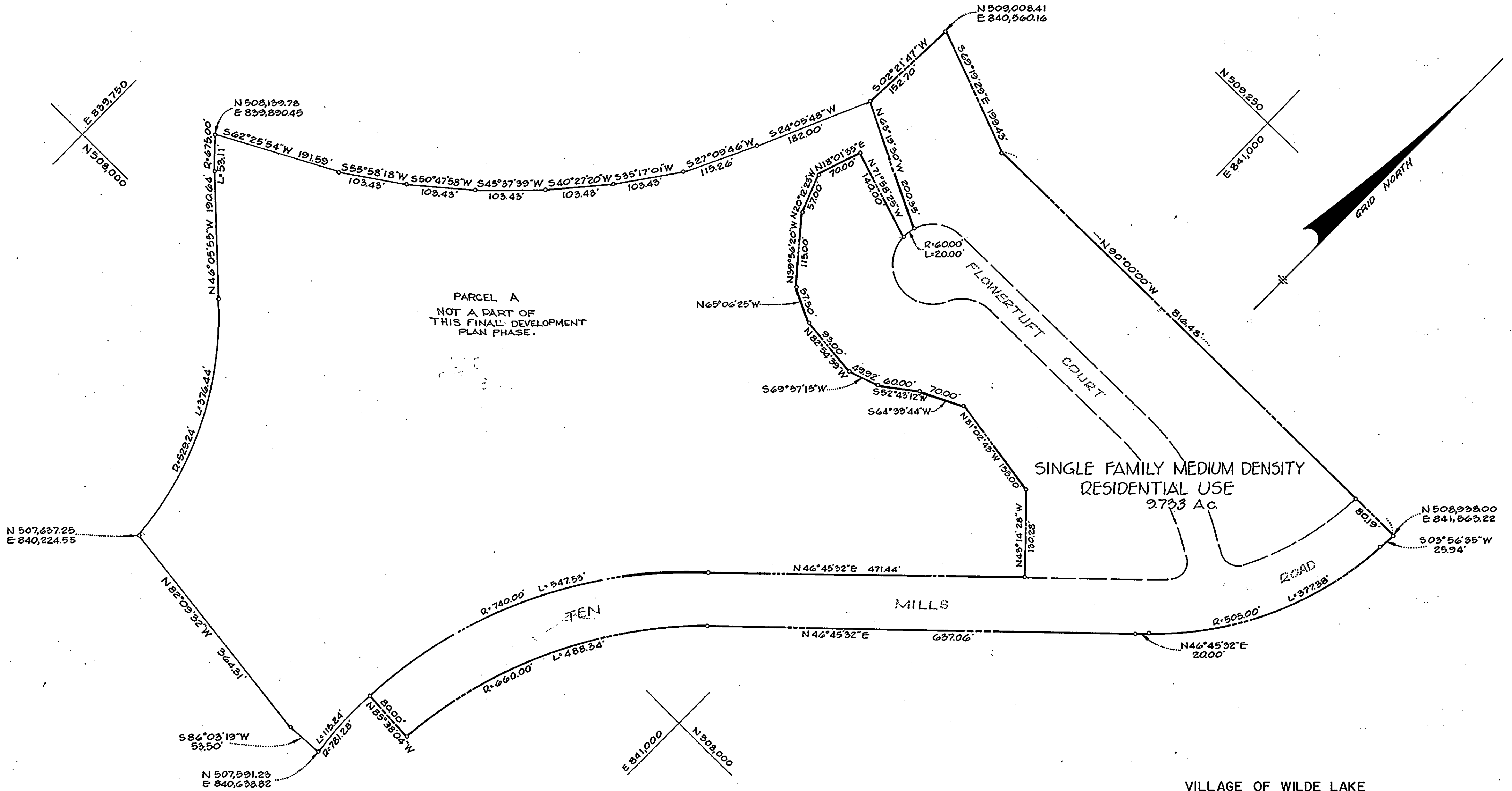
FINAL DEVELOPMENT PLAN PHASE NINETEEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
AUGUST 17, 1967



VILLAGE OF WILDE LAKE
 SECTION NINE - RUNNING BROOK
 AREA 4
 SHEET 3 OF 5
 PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

RECORDED FLAT BOOK 14 FOLIO 7
 ON 12-18 1967 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.
 FINAL DEVELOPMENT PLAN PHASE NINETEEN
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 AUGUST 17, 1967

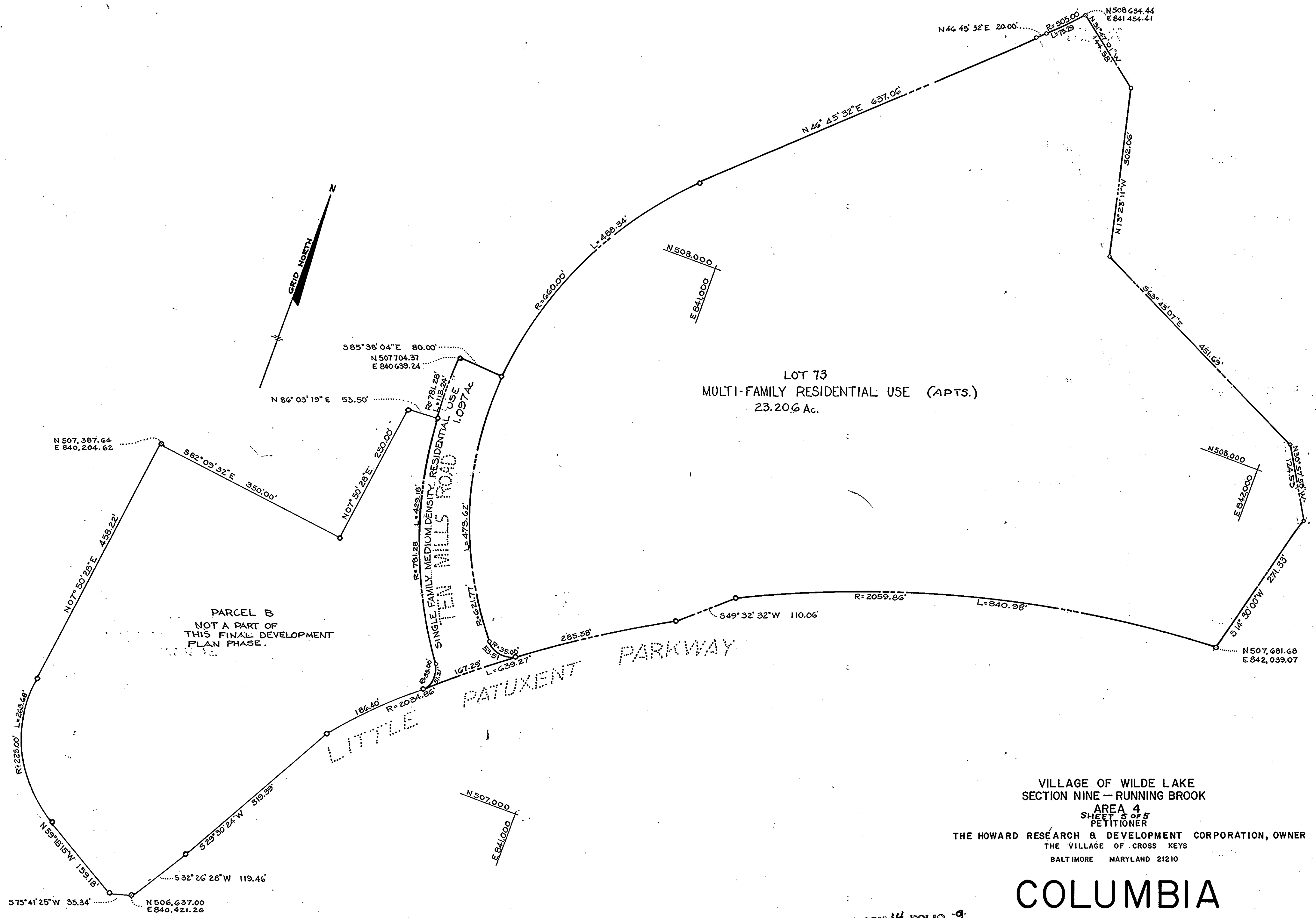
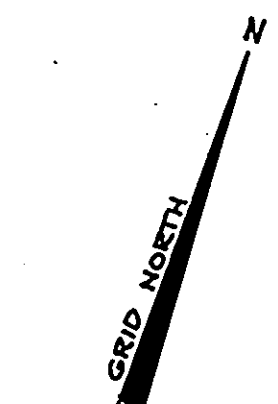


VILLAGE OF WILDE LAKE
SECTION NINE - RUNNING BROOK
AREA 4
SHEET 4 OF 5
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
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BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE NINETEEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
AUGUST 17, 1967

RECORDED PLAT BOOK 14 FOLIO 8
ON 12-18 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



LOT 73
MULTI-FAMILY RESIDENTIAL USE (APTS.)
23.206 Ac.

PARCEL B
NOT A PART OF
THIS FINAL DEVELOPMENT
PLAN PHASE.

SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL USE
TEN MILLS ROAD
1.0974c

VILLAGE OF WILDE LAKE
SECTION NINE - RUNNING BROOK
AREA 4
SHEET 5 OF 5
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

RECORDED PLAT BOOK 14 FOLIO 9
ON 12-18-1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE NINETEEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
AUGUST 17, 1967