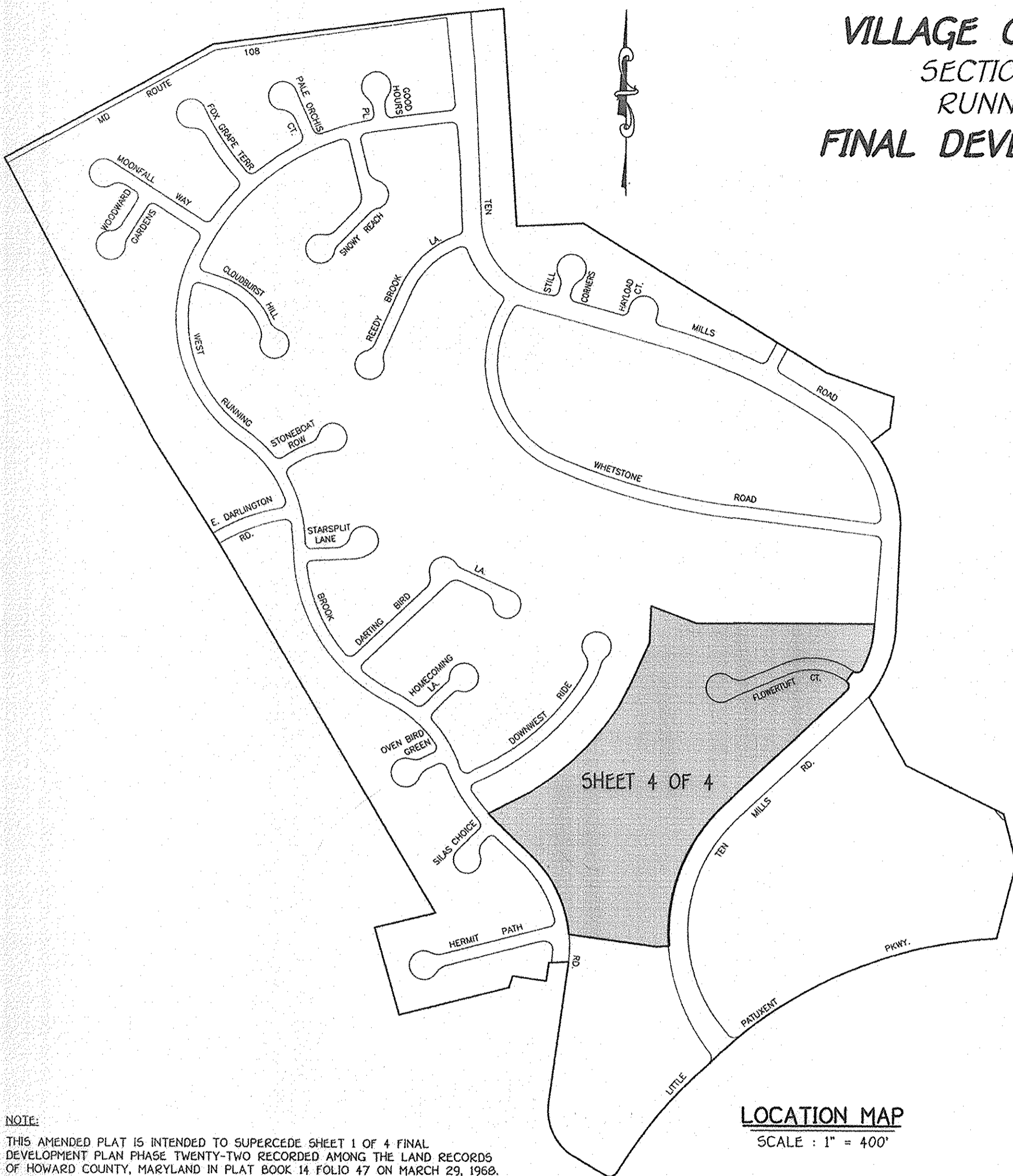
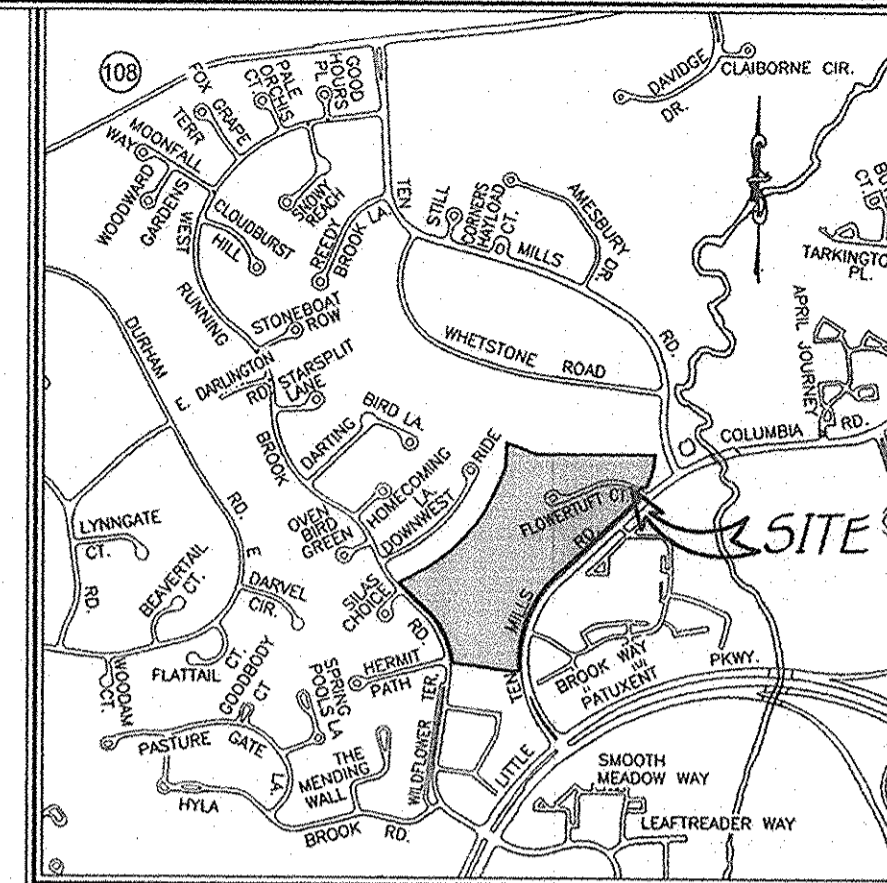


VILLAGE OF WILDE LAKE
SECTION 9 AREA 5
RUNNING BROOK
FINAL DEVELOPMENT PLANS



NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 4 FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 47 ON MARCH 29, 1968.



VICINITY MAP
SCALE : 1" = 1200'

SUMMARY OF AMENDMENTS

PHASE 22-A

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDED FDP IS TO ALLOW PARKING AS A PERMITTED USE ON OPEN SPACE LOT 78 (PUBLIC SCHOOL PROPERTY) AND ON OPEN SPACE LOT 79 (COLUMBIA ASSOCIATION PROPERTY). AMEND SHEET 4. PURPOSE IS TO CHANGE 0.900 AC. OF NON-CREDITED OPEN SPACE TO 1.000 AC. OF NON-CREDITED OPEN SPACE AND 0.100 AC. OF CREDITED OPEN SPACE TO 0.000 AC. OF CREDITED OPEN SPACE ON OPEN SPACE LOT 78. CHANGE 3.465 AC. CREDITED OPEN SPACE TO 3.165 AC. CREDITED OPEN SPACE AND CREATE 0.300 AC. OF NON-CREDITED OPEN SPACE ON OPEN SPACE LOT 79. AMEND SHEET 3. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED OPEN SPACE AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 4.

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3456

OWNER LOT #79

COLUMBIA ASSOCIATION
10221 WINGOPIN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21044

OWNER LOT #78

HOWARD COUNTY BOARD OF EDUCATION
10910 ROUTE 108
ELLCOTT CITY, MARYLAND 21043

LOCATION MAP

SCALE : 1" = 400'

RECORDED AS PLAT NUMBER 19839
ON 4-11-08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED JULY 28, 2006



CHARLES J. CROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10763

APRIL 2008
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 605 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1996
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD

Mendon M. Coughlin 4/8/08 *James J. ...* 4/3/08
H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF WILDE LAKE
SECTION 9 AREA 5 RUNNING BROOK
AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 1 OF 4 APRIL 1, 2008

FDP-22-A

FINAL DEVELOPMENT PLAN CRITERIA -- PHASE XX11-A

VILLAGE OF WILDE LAKE, SECTION 9, AREA 5

1. PUBLIC STREETS AND ROADS - SECTION 125-c-3.b:

"To be shown on subdivision plats if required by the Howard County Planning Board."

2. PUBLIC RIGHTS-OF-WAY - SECTION 125-c-3.b:

"To be shown on subdivision plats if required by the Howard County Planning Board."

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-c-3.b:

"To be shown on subdivision plats if required by the Howard County Planning Board."

4. DRAINAGE FACILITIES - SECTION 125-c-3.b:

"To be shown on subdivision plats if required by the Howard County Planning Board."

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 125-c-3.c:

As shown on Final Development Plan.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125-c-3.d(1):

A. SINGLE FAMILY RESIDENTIAL USE AREAS

No structure shall be located upon lots devoted to single family residential land use within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such thirty foot front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

No structure shall be located within five feet of 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 garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line.

B. COMMERCIAL LAND USE AREAS

Buildings and other structures may be located at any location within commercial land use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board.

C. 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, excavations or fill, fencing, not to exceed 6' in height, signs, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by Howard County Planning Board. 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 in height if solid or closed nor five feet in height if open.

D. 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, or highway, 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.

E. SCHOOL SITES

No structures shall be located within 25 feet of the right-of-way of any public street, road, or highway nor within 25 feet of any property line.

7. PERMITTED USES - SECTION 125.c.3.d(2):

A. SINGLE FAMILY LAND USE AREAS

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

B. COMMERCIAL LAND USE AREAS

All uses permitted in commercial districts or commercial use zones are permitted in Lot 80 including, but not limited to, all of the following:

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

C. 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.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 4 FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 48 ON MARCH 29, 1968.

HOWARD COUNTY PLANNING BOARD

[Signature] 4/4/08 *[Signature]* 4/3/08
 H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

D. SCHOOL SITE

Lot #78 shall be used as a public school. In computing the amount of land devoted to Open Space Use under the requirements of Section 125-A-8: of the Howard County Zoning Regulations, only 90% of the area of Lot #78 shall be evaluated as Open Space Use.

8. HEIGHT LIMITATIONS - SECTION 125.c.3.d(3):

A. SINGLE FAMILY RESIDENTIAL LAND USE AREAS

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

B. COMMERCIAL LAND USE AREAS

No height limitation is imposed upon structures constructed within Lot 80 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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 development plan approved by the Howard County Planning Board.

D. SCHOOL SITES

No structure shall be constructed upon areas designated as school sites more than 35 feet in height from the highest adjoining ground elevations.

9. PARKING REQUIREMENTS - SECTION 125.c.3.d(3):

A. SINGLE FAMILY LAND USE AREAS

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

B. COMMERCIAL LAND USE AREAS

Five parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 80.

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044-3456

OWNER LOT #79

COLUMBIA ASSOCIATION
 10221 WINGOPIN CIRCLE, SUITE 100
 COLUMBIA, MARYLAND 21044

OWNER LOT #78

HOWARD COUNTY BOARD OF EDUCATION
 10910 ROUTE 108
 ELLICOTT CITY, MARYLAND 21043

RECORDED AS PLAT NUMBER 19840
 ON 4-11-08 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

VILLAGE OF WILDE LAKE
 SECTION 9 AREA 5 RUNNING BROOK
 AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SHEET 2 OF 4 APRIL 1, 2008

C. OPEN SPACE LAND USE AREA

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, except, however, that 50 parking spaces shall be provided in, or adjacent to lot 79 for the joint use of Lots 79 and 81, and the elementary school on Lot 78.

10. SETBACK PROVISIONS - SECTION 125.c.3.d(3):

- 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 125.c.3.d(3):

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 125.c.3.d(3):

A. SINGLE FAMILY RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent 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.

B. COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Use.

C. 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.

D. SCHOOL SITES:

No coverage requirement is imposed upon land within this Final Development Plan Phase used as a School Site.

TABULATION OF LAND USE IN ACRES		
Column 1	Column 2	Column 3
Land Use	Total Acreage Shown in this Phase 22	Phase 22A
S.F.M.D.	8.161	8.161
Commercial	0.541	0.541
Open Space		
Credited	13.696	13.296
Non-Credited	0.900	1.300
	23.296	

*This Columbia Final Development Plan Phase Twenty-Two-A is a revision and amendment of a portion of the land area described in the Columbia Final Development Plan Phase Twenty-Two. Column 3 represents the current land use totals and only Column 3 is to be considered for the purpose of maintaining land use tabulations under Section 125 of the Howard County Zoning Regulations.

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3456

OWNER LOT #79

COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21044

OWNER LOT #78

HOWARD COUNTY BOARD OF EDUCATION
10910 ROUTE 108
ELLCOTT CITY, MARYLAND 21043

RECORDED AS PLAT NUMBER 19841
ON 4-11-08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 4 FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 48 ON MARCH 29, 1968.

HOWARD COUNTY PLANNING BOARD

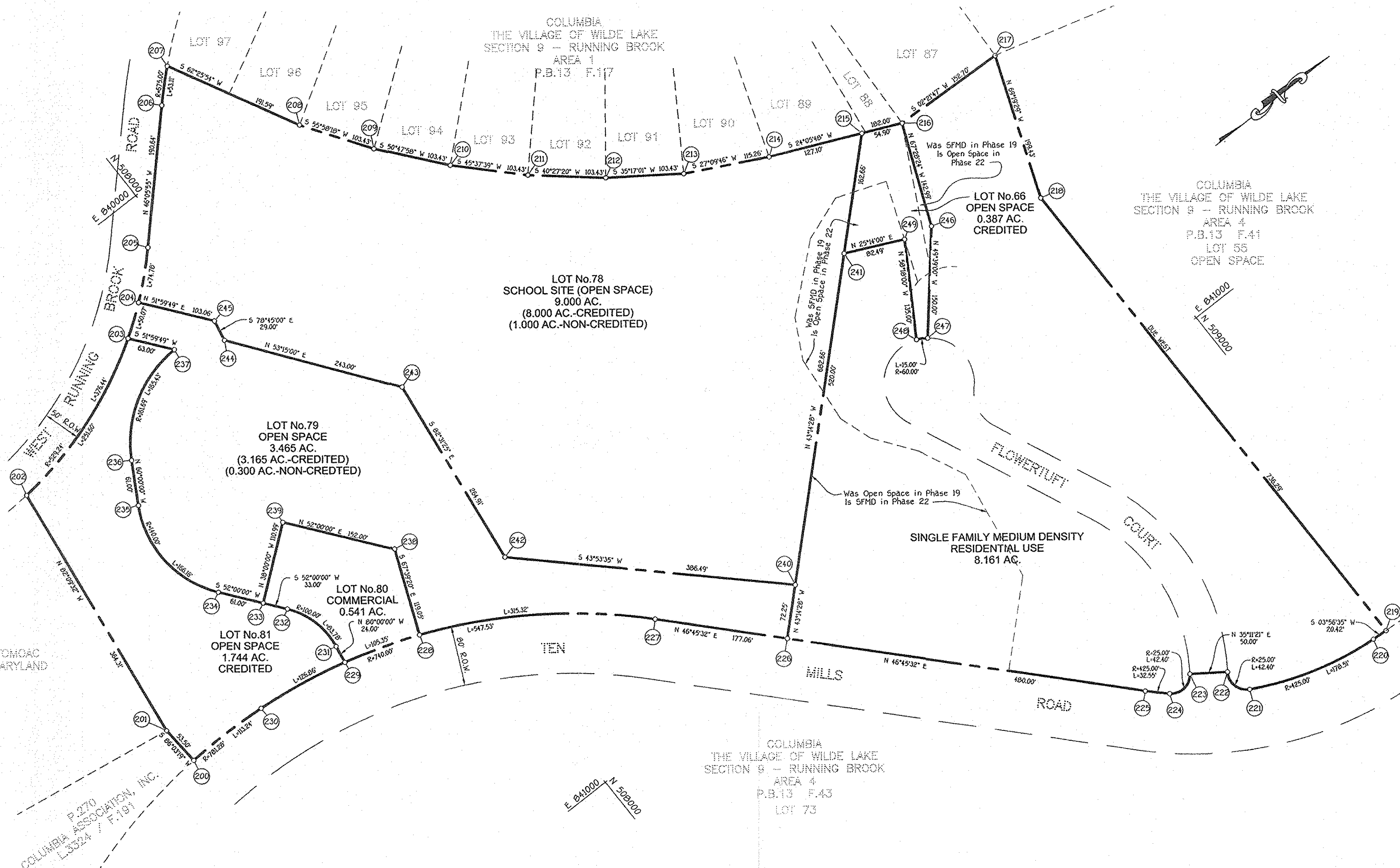
March McLaughlin 4/4/08 H.C.P.B. Executive Secretary Date
James J. Smith 4/3/08 H.C.P.B. Chairman Date

VILLAGE OF WILDE LAKE
SECTION 9 AREA 5 RUNNING BROOK
AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 3 OF 4 APRIL 1, 2008

No.	NORTHING	EASTING
200	N 507591.23	E 040638.02
201	N 507587.55	E 040585.45
202	N 507637.25	E 040224.55
203	N 507872.96	E 040143.56
204	N 507913.81	E 040114.64
205	N 507969.29	E 040064.59
206	N 508101.48	E 039927.23
207	N 508139.78	E 039890.45
208	N 508228.45	E 040060.29
209	N 508226.32	E 040146.00
210	N 508351.69	E 040226.15
211	N 508424.02	E 040300.00
212	N 508502.72	E 040367.19
213	N 508527.15	E 040426.94
214	N 508609.70	E 040479.56
215	N 508605.72	E 040531.44
216	N 508655.84	E 040553.86
217	N 509008.41	E 040560.16
218	N 508938.00	E 040746.75
219	N 508938.00	E 041403.03
220	N 508917.63	E 041401.63
221	N 508747.27	E 041432.86
222	N 508738.58	E 041396.38
223	N 508697.71	E 041367.57
224	N 508660.44	E 041371.63
225	N 508637.25	E 041348.79
226	N 508308.41	E 040999.12
227	N 508187.11	E 040870.14
228	N 507929.37	E 040692.65
229	N 507829.42	E 040659.66
230	N 507704.37	E 040639.24
231	N 507833.58	E 040636.03
232	N 507813.90	E 040557.10
233	N 507793.59	E 040531.09
234	N 507756.03	E 040483.02
235	N 507745.11	E 040326.83
236	N 507775.61	E 040274.00
237	N 507911.75	E 040193.20
238	N 507974.63	E 040582.54
239	N 507881.05	E 040462.76
240	N 508361.05	E 040949.62
241	N 508687.23	E 040642.88
242	N 508882.53	E 040681.66
243	N 508117.00	E 040419.00
244	N 507971.61	E 040224.30
245	N 507977.26	E 040195.85
246	N 508801.06	E 040685.93
247	N 508703.94	E 040800.25
248	N 508690.91	E 040792.91
249	N 508761.85	E 040678.05



P.240
CHESAPEAKE AND POTOMAC
TELEPHONE CO. OF MARYLAND
L474 / F.884

P.270
COLUMBIA ASSOCIATION, INC.
L5524 / F.191

COLUMBIA
THE VILLAGE OF WILDE LAKE
SECTION 9 - RUNNING BROOK
AREA 4
P.B.13 F.43
LOT 73

RECORDED AS PLAT NUMBER 19842
ON 4-11-08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

PETITIONER
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3456

OWNER LOT #79
COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21044

OWNER LOT #78
HOWARD COUNTY BOARD OF EDUCATION
10910 ROUTE 108
ELLCOTT CITY, MARYLAND 21043

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 4 FINAL
DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 48 ON MARCH 29, 1968.

HOWARD COUNTY PLANNING BOARD
Mark D. Wynn 4/1/08 *James J. ...* 4/3/08
H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF WILDE LAKE
SECTION 9 AREA 5 RUNNING BROOK
AND A REVISION TO PART OF AREA 4
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 4 OF 4 APRIL 1, 2008