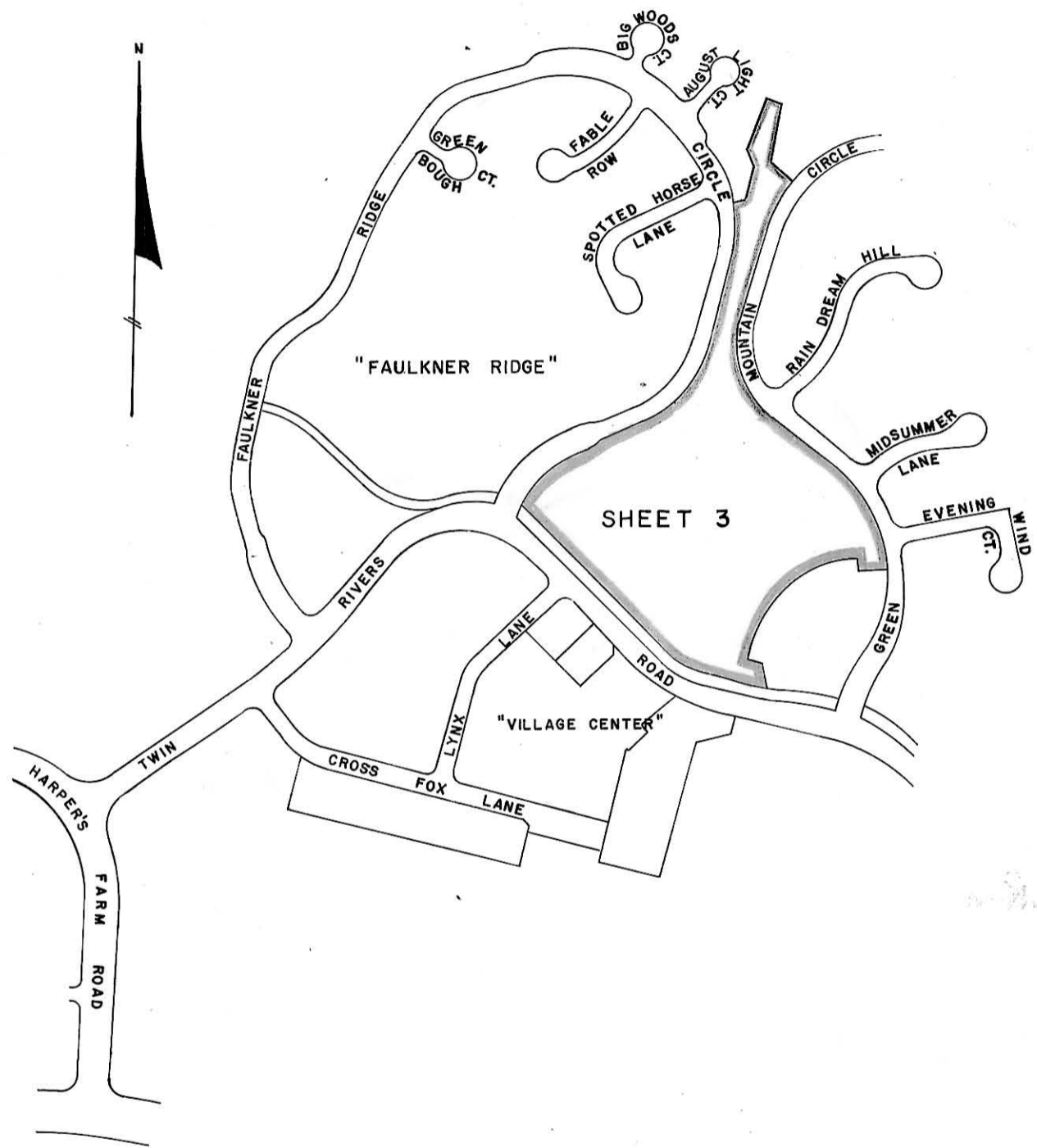


VICINITY MAP
SCALE: 1 : 24,000



PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Barrett 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 Maughan 2/21/68 *William M. Damm* 2-7-68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

RECORDED - PLAT BOOK 14, FOLIO 25
ON 2/23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 10
AREA 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' NOVEMBER 1967 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 26

The area included within this Final Development Plan Phase is applicable to Section 10, Area 1, of the Village of Wilde Lake.

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):
To be shown on subdivision plat if required by the Howard County Planning Commission
2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):
To be shown on subdivision plat if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):
To be shown on subdivision plat if required by the Howard County Planning Commission
4. DRAINAGE FACILITIES - SECTION 17.031 A (4):
To be shown on subdivision plat if required by the Howard County Planning Commission
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:
To be shown on subdivision plat if required by the Howard County Planning Commission
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 17.031 D:
 - A. APARTMENT USE AREAS
No structure shall be located upon Lot 1 within 25 feet of the right-of-way of any public street, road, or highway provided that Lot 1 is developed in accordance with a site development plan approved by the Howard County Planning Commission. Except as restricted by this paragraph 6, buildings and other structures may be located at any location within apartment use areas.

The term "structure", as used in this Final Development Plan Phase, shall 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 the Howard County Planning Commission and approved on a site development plan.

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.
 - B. OPEN SPACE USE AREAS
No structure within Open Space Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway, or within 25 feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - SECTION 17.031 D:
 - A. APARTMENT USE AREAS
Area 1, Lot 1 shall be devoted to apartment uses provided, however, that no more than an average of 15 dwelling units per acre may be constructed on said area or lot.
 - B. OPEN SPACE USE AREAS
All open space land use areas within this Final Development Plan phase 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 100 feet in height from the highest adjoining ground level elevation upon Lot 1.
 - B. OPEN SPACE USE AREAS
No height limitation is imposed upon structures constructed within Open Space Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.
9. PARKING REQUIREMENTS - SECTION 17.031 E:
 - A. APARTMENT USE AREAS
No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Area 1, Lot 1, which is devoted to apartment uses.
 - B. OPEN SPACE USE AREAS
No parking requirements are imposed upon any of the land within this Final Development Plan phase devoted to Open Space uses.
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 30 percent 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. 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.

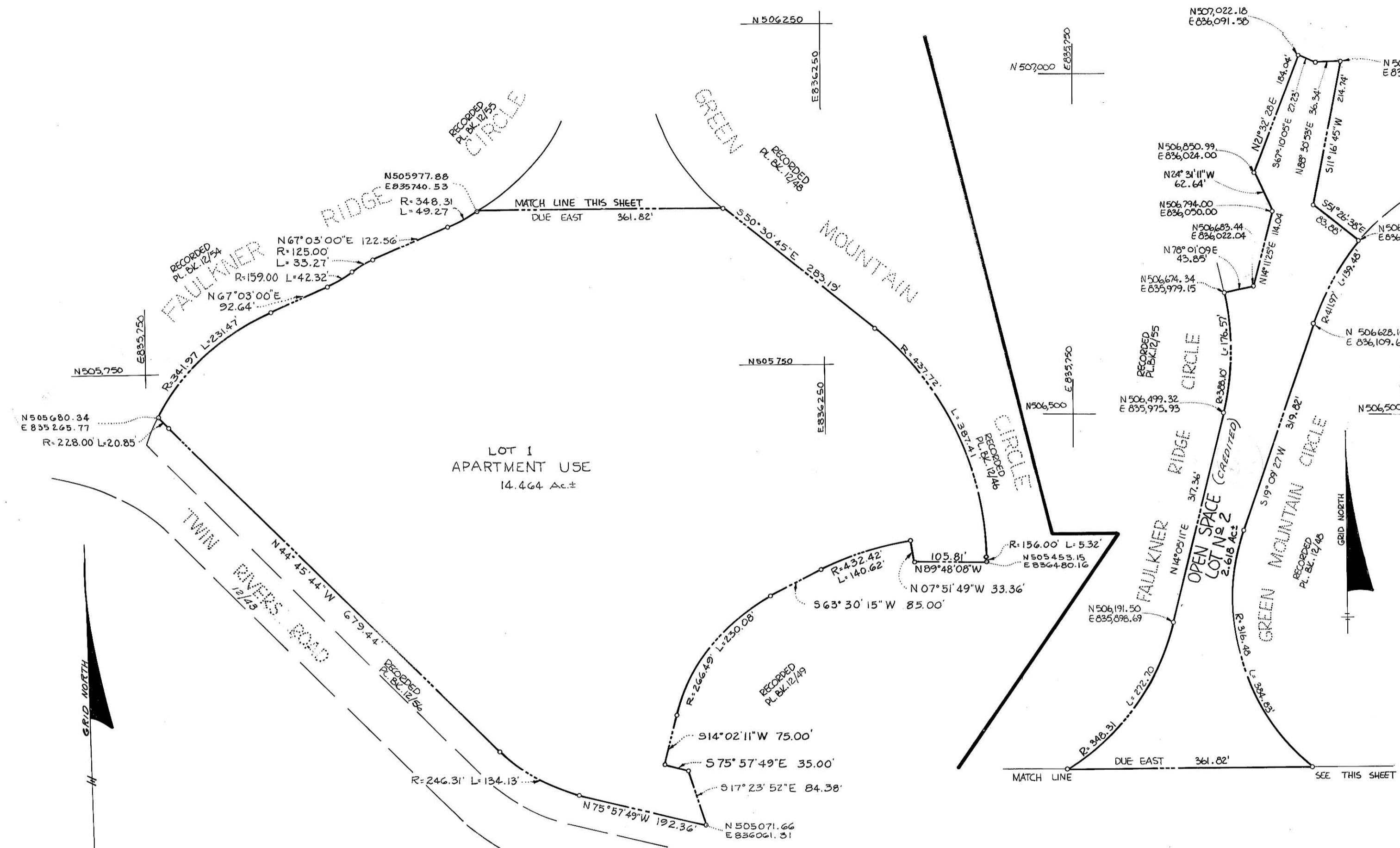
TABULATION OF LAND USE IN ACRES	
Zoning Use	Total
Apts.	14,464
Open Space	
Credited (C)	2,618
Total	17,082

RECORDED 2 PLAT BOOK 14 FOLIO 20
ON 2/23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 10
AREA 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
NOVEMBER 1967 SHEET 2 OF 3



VILLAGE OF WILDE LAKE
SECTION 10
AREA I
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' NOVEMBER 1967 SHEET 30F 3

RECORDED PLAT BOOK 14 FOLIO 27
ON 2/23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY MD