



VICINITY MAP
1" = 2640'

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

Barnard T. Radger
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 N. Vaughn 5/3/68 *William H. Hamm* 5-8-68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

RECORDED PLAT BOOK 14 FOLIO 80
ON May 9 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 9 - RUNNING BROOK
AREA 6
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-FIVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 3 JANUARY, 1968

FINAL DEVELOPMENT PLAN CRITERIA -- PHASE 35

VILLAGE OF WILDE LAKE, SECTION 9, Area 6

The area included within this Final Development Plan Phase is applicable to Section

9, Area 6, of the Village of Wilde Lake.

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

As shown on subdivision plats.

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

"To be shown on subdivision plat if required by the Howard County Planning Commission."

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

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

As shown on subdivision plats.

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

As shown on subdivision plats.

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:

As shown on subdivision plats.

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 25 feet 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 such apartment use areas are developed in accordance with a site development plan approved by the Howard County Planning Commission.

The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not exceeding 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

Lot 1 shall be devoted to apartment uses provided, however, that no more than an average of fifteen dwelling units per acre shall be constructed on said lots.

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 40 feet in height from the highest adjoining ground elevation.

B. OPEN SPACE USE AREAS

No height limitations is imposed upon structure 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 Lot 1 devoted to apartment uses.

B. OPEN SPACE USE AREAS

Parking requirements may be imposed at the time of submittal of a site development plan for approval by the Howard County Planning Commission.

10. SETBACK PROVISIONS - Section 17.031 E:

A. APARTMENT USE AREAS

Setbacks shall conform to the requirements of Section 6 above. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

B. OPEN SPACE USE AREAS

- 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:

A. APARTMENT USE AREAS

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, included within this Final Development Plan Phase, 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 be covered by buildings or major structures.

TABULATION OF LAND USE	
Land Use	Acres
Apts.	7.400
Open Space	
	Credited
	Non-credited
TOTAL	7.856

RECORDED PLAT BOOK 14 FOLIO 81
ON May 9 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 9 - RUNNING BROOK
AREA 6

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-FIVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
FEBRUARY, 1968 SHEET 2 OF 3

