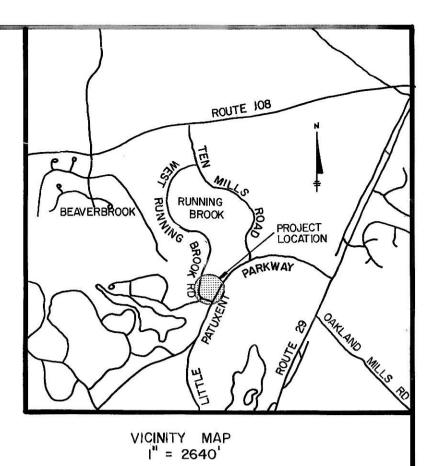
OVEN BIRD GREEN SILAS CHOICE HERMIT PATH LOT Nº I WILDE LAKE TTLE PREPARED AS TO SHEETS I TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED MAY 16, 1961 AND AS AMENDED MAY 27, 1965 Bernord T. Radges LAND SURVEYORS SIGNATURE HOWARD COUNTY PLANNING COMMISSION APPROVED AS TO LEGAL SUFFICIENCY BOARD OF COUNTY COMM. B. C. C. CASE 412 12- 8-68 RESOLUTION APPROVED AUGUST 10, 1965 James NVaughan 5368 Nilm H.C.P.C. COUNSEL H.C.P.C. CHAIRMAN DATE 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 I"= 400' SHEET I OF 3 JANUARY, 1968

10F3 FDP 35

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.

PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES -Section 17.031 D:

APARTMENT USE AREAS Α.

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.

OPEN SPACE USE AREAS

Β.

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.

A. APARTMENT USE AREAS OPEN SPACE USE AREAS as utility and drainage easements. 8. HEIGHT LIMITATIONS - Section 17.031 E: APARTMENT USE AREAS ing ground elevation.

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

- 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:
 - APARTMENT USE AREAS

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

- 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:
 - APARTMENT USE AREAS A. As shown on subdivision plat.
- 12. COVERAGE REQUIREMENTS Section 17.031 E:
 - A. APARTMENT USE AREAS

 - OPEN SPACE USES

7.	PERMITTED	USES -	Section	17.031	D:

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.

All open space land use areas within ti is Final Development Plan Phase may be used

No structure shall be constructed more than 40 feet in height from the highest adjoin-

within Lot 1 devoted to apartment uses.

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.

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		<u> </u>			
	Credited Non-credited	0.456			
TOTAL		7.856			

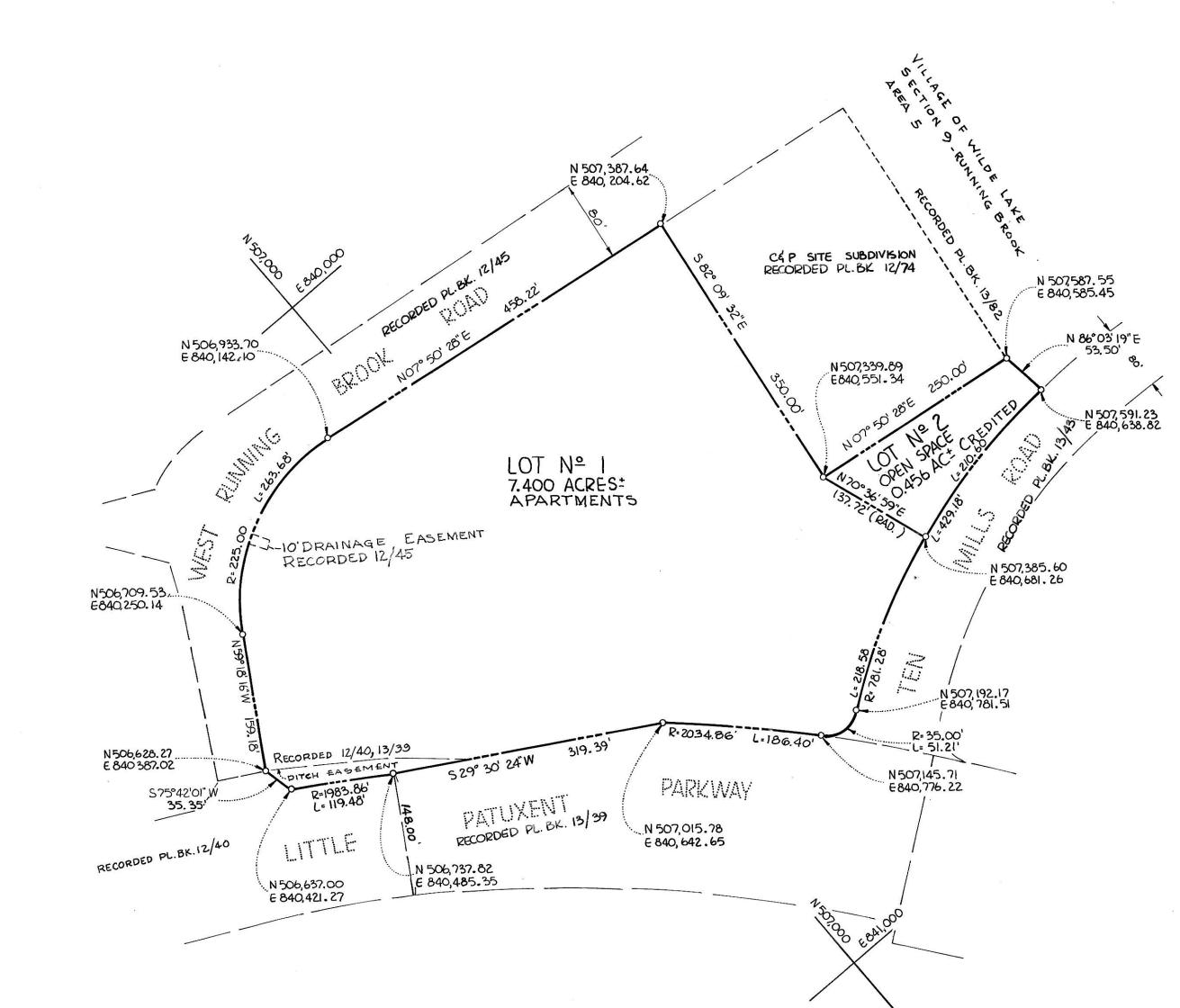
RECORDED PLAT BOOK 14 FOLIO ?! ON MOLI 9 18 68 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

FINAL DEVELOPMENT PLAN PHASE 5TH ELECTION DISTRICT FEBRUARY, 1968

HOWARD COUNTY, MD. SHEET 20F 3

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RECORDED___PLAT BOOK 14 FOLIO ?2 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 ÉLECTION DISTRICT HOWARD COUNTY, MD. SCALE = I" = 100' SHEET 30F3 JANUARY, 1968

30F3 FDP35 DWN. BY: C.H.C. СНКD. BY: 1. duited