

VICINITY MAP  
SCALE: 1" = 24,000'

- THE PURPOSE OF THE FDP 41 A-1 AMMENDMENT IS TO:
- MAP CHANGE; REVISE THE BOUNDARY LINE BETWEEN LOT 2 AND LOT 3 WITH NO CHANGE IN AREA
  - CRITERIA CHANGE; 7A. CHANGE THE NUMBER OF ALLOWED UNITS TO 153 (REF ZB-1120M), 8 A. CHANGE ALLOWED BUILDING HEIGHT TO 47 FEET

RECORDED - PLAT NO. 25827  
ON 9.9.21 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE  
RELIGIOUS FACILITY AND APARTMENT SITES  
SECTION 10 AREA 4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210

# COLUMBIA

AMENDED  
FINAL DEVELOPMENT PLAN PHASE FORTY - ONE A - I  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
DECEMBER, 2020  
SCALE 1"=400' MARCH, 1968 SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4  
IN ACCORDANCE WITH THE ZONING  
REGULATIONS OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS OCTOBER 6, 2013  
AMENDED MAY 27, 1965



*Eric David Salim*  
LAND SURVEYOR'S SIGNATURE

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

HOWARD COUNTY PLANNING COMMISSION  
APPROVED AS TO LEGAL SUFFICIENCY

*Eric Salim* 8/23/21 H.C.P.B. EXECUTIVE SECRETARY DATE  
*Eric Salim* 8/24/21 H.C.P.B. CHAIRMAN DATE

NOTE:  
THIS PLAN HAS BEEN AMENDED  
TO REFLECT ADJUSTMENT IN  
UNIT COUNT

THIS AMENDED PLAT IS INTENDED  
TO SUPERSEDE FINAL DEVELOPMENT  
PLAN PHASE FORTY-ONE A RECORDED  
AMONG THE LAND RECORDS OF HOWARD  
COUNTY IN PLATBOOK 16 FOLIO 378

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

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

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

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

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

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

A. APARTMENT LAND 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 land use areas, provided such apartment land 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 to exceed six (6) feet 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.

8. SINGLE FAMILY ATTACHED LAND USE AREAS  
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, except in accordance with a site development plan approved by the Howard County Planning Commission.

B. BUILDINGS AND OTHER MAJOR STRUCTURES MAY BE LOCATED AT ANY LOCATION WITHIN SINGLE FAMILY ATTACHED 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 COMMISSION. NO RESTRICTION IS IMPOSED UPON THE LOCATION OF WALKS, SHRUBBERY, TREES, ORNAMENTAL LANDSCAPING, EXCAVATIONS OR FILL, FENCING NOT TO EXCEED 6 FEET IN HEIGHT, SIGNS, OR OTHER SIMILAR MINOR STRUCTURES. DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES"

and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences, if located within 25 feet of any public street, road, or highway, shall not exceed three feet in height, if solid or closed, or five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USE AREAS  
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 Commission.

7. PERMITTED USES - Section 17.031 D:  
A. APARTMENT LAND USE AREAS  
Lot 2 shall be devoted to apartment uses provided, however, that no more than one hundred fifty-three (153) than ~~one hundred fifty~~ dwelling units shall be constructed on said lot.

B. SINGLE FAMILY ATTACHED LAND USE AREAS  
Lot 4 shall be devoted to single family attached land uses, provided, however, that no more than an average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6. Single family attached land use areas shall be considered as "Apartments" for the purpose of application of the use limitations of Section 17.014 B through 17.014 B (4) of the Howard County Zoning Regulations.

Division of Single Family Attached Land Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of single family attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted. All, or a portion of, such lots may be under one or several ownerships, and may be operated as rental units.

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.

Lot 1 is to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto. Lot 3 is to be used for all open space purposes.

8. HEIGHT LIMITATIONS - Section 17.031 E:  
A. APARTMENT LAND USE AREAS  
No structure shall be constructed more than ~~40~~<sup>47</sup> feet in height from the highest adjoining ground elevation, excluding parapet or stair tower.

RECORDED - PLAT NO. 25828  
ON 9.9.21  
AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

B. SINGLE FAMILY ATTACHED LAND USE AREAS  
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.

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 Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:  
A. APARTMENT LAND USE AREAS  
No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Lot 2 devoted to apartment uses.

B. SINGLE FAMILY ATTACHED LAND USE AREAS  
No less than 2 parking spaces for each dwelling unit shall be provided adjacent of such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roads or adjacent to service drives, and oriented at right angles to such roads or service drives. Such parking areas may be part of the dedicated R/W of such roads as approved by the appropriate County agencies.

C. OPEN SPACE LAND USE AREAS  
Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, and if required, will be imposed upon the submittal of a site development plan for approval by the Howard County Planning Commission.

NOTES:  
This plan has been amended to reflect adjustment in Unit count. This amended plat is intended to supersede final development plan phase forty-one A recorded among the Land of Howard County in Platbook 16, Folio 10, 78.

THE PURPOSE OF THE FDP 41 A-1 AMMENDMENT IS TO:  
• MAP CHANGE: REVISE THE BOUNDARY LINE BETWEEN LOT 2 AND LOT 3 WITH NO CHANGE IN AREA  
• CRITERIA CHANGE: 7A. CHANGE THE NUMBER OF ALLOWED UNITS TO 153 (REF ZB-1120M). 8. A. CHANGE ALLOWED BUILDING HEIGHT TO 47 FEET

VILLAGE OF WILDE LAKE  
SECTION 10 AREA 4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

THE VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210

AMENDED  
FINAL DEVELOPMENT PLAN PHASE FORTY-ONE-A -1  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

MARCH, 1968  
DECEMBER, 2020  
SHEET 2 OF 4



10. SETBACK PROVISIONS - Section 17.031 E:

A. APARTMENT LAND 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. SINGLE FAMILY ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets if in accordance with a site development plan approved by the Howard County Planning Commission. All streets, other than Twin Rivers Road and Governor Warfield Parkway, are interior streets. Buildings and other major structures shall not be located within thirty feet of the rights-of-way of Twin Rivers Road and Governor Warfield Parkway.

C. OPEN SPACE LAND 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, provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission

11. MINIMUM LOT SIZES - Section 17.031 E:

A. APARTMENT LAND USE AREAS

As shown on subdivision plat.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

As shown on subdivision plat.

C. OPEN SPACE LAND USE AREAS

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

A. APARTMENT LAND 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. SINGLE FAMILY ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land devoted to single family attached uses.

C. OPEN SPACE LAND 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

Land Use	Acres
Apartments S.F.A.	3.506 <del>10.822</del>
Open Space Credited	0.400
Non-Credited	10.000
TOTAL	24.126

RECORDED PLAT NO. 25829  
ON: 9-9-21 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE  
RELIGIOUS FACILITY AND APARTMENT SITES  
SECTION 10 AREA 4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A-I  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
MARCH, 1968 DECEMBER, 2020 SHEET 3 OF 4

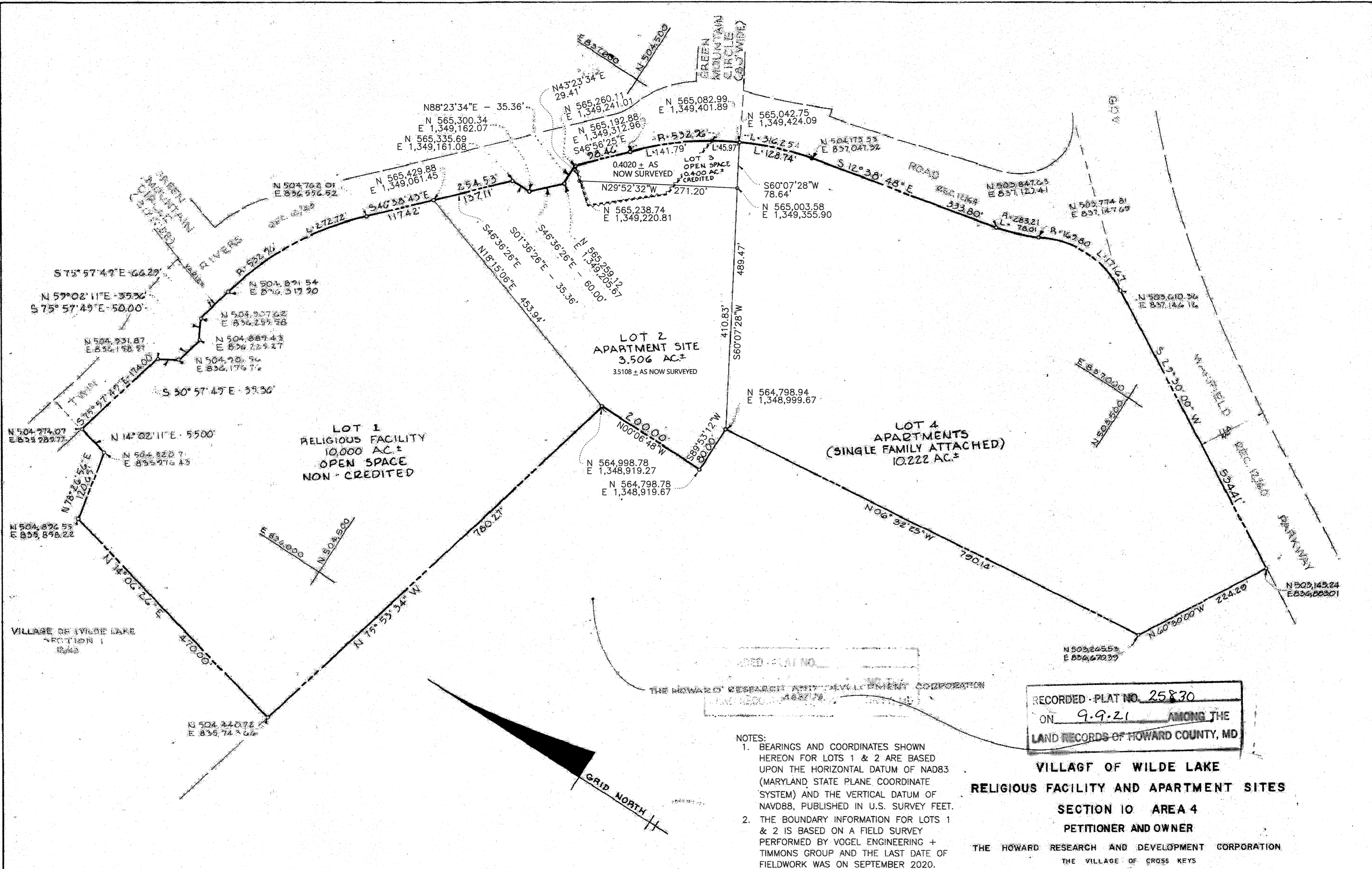
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- MAP CHANGE; REVISE THE BOUNDARY LINE BETWEEN LOT 2 AND LOT 3 WITH NO CHANGE IN AREA
- CRITERIA CHANGE; 7A. CHANGE THE NUMBER OF ALLOWED UNITS TO 153 (REF ZB-1120M), 8 A. CHANGE ALLOWED BUILDING HEIGHT TO 47 FEET

NOTES:

THIS PLAN HAS BEEN AMENDED TO REFLECT ADJUSTMENT IN UNIT COUNT.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLATBOOK 16 FOLIO # 78



THE PURPOSE OF THE FDP 41 A-1 AMMENDMENT IS TO:

- MAP CHANGE; REVISE THE BOUNDARY LINE BETWEEN LOT 2 AND LOT 3 WITH NO CHANGE IN ACRAGE
- CRITERIA CHANGE; 7A. CHANGE THE NUMBER OF ALLOWED UNITS TO 153 (REF ZB-1120M), 8 A. CHANGE ALLOWED BUILDING HEIGHT TO 47 FEET

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON FOR LOTS 1 & 2 ARE BASED UPON THE HORIZONTAL DATUM OF NAD83 (MARYLAND STATE PLANE COORDINATE SYSTEM) AND THE VERTICAL DATUM OF NAVD88, PUBLISHED IN U.S. SURVEY FEET.
2. THE BOUNDARY INFORMATION FOR LOTS 1 & 2 IS BASED ON A FIELD SURVEY PERFORMED BY VOGEL ENGINEERING + TIMMONS GROUP AND THE LAST DATE OF FIELDWORK WAS ON SEPTEMBER 2020.

NOTE:  
THIS PLAN HAS BEEN AMENDED TO REFLECT ADJUSTMENT IN UNIT COUNT.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLATBOOK 16 FOLIO 42-78

RECORDED - PLAT NO. 25830  
ON 9.9.21 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE  
RELIGIOUS FACILITY AND APARTMENT SITES  
SECTION 10 AREA 4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210

# COLUMBIA

AMENDED  
FINAL DEVELOPMENT PLAN PHASE FORTY - ONE A - I  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD  
DECEMBER, 2020  
SCALE 1"=100' MARCH, 1968 SHEET 4 OF 4