

VICINITY MAP
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

- PHASE 42-A - Plan is amended to add 1.263 Acres to Apartment Land Use, formerly under Phase 2-A-II as recorded in Plat book 20 folio 169.
- PHASE 42 A-1 Plan is amended to create 0.061 acres of roadway under Apartment Land Use in Parcel A-2 and to change reference to Lot 1 in criteria to Parcel A-2

APPROVED PLAN # 3054A-879
ON 10/17 86

VILLAGE OF WILDE LAKE
WILDE LAKE AND PORTOFINO
SECTION 3 AREA 2
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-TWO -A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED AUGUST 2, 1985

S. Richard Neal
PROPERTY LINE SURVEYORS' SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 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

HOWARD COUNTY PLANNING BOARD

[Signature]
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

PHASE	DATE	BOOK	FOLIO
PHASE 42-A	7-31-78	3054 A-107 thru 109	
PHASE 42	8-28-68	16	13 thru 15
PHASE	DATE	BOOK	FOLIO

RECORDATION

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 42-A-1

The Area included within this Final Development Plan Phase is Applicable to Section 3, Area 2 of the Village of Wilde Lake

1. **PUBLIC STREETS AND ROADS** - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. **PUBLIC RIGHTS-OF-WAY** - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

Vehicular ingress and egress to Little Patuxent Parkway and Governor Warfield Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. **MAJOR UTILITY RIGHTS-OF-WAY** - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. **DRAINAGE FACILITIES** - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. **RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES** - Section 122-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. **PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES** - Section 122-C-3-d(1):
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, 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 Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public street, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

APARTMENT LAND USE AREAS

No structure shall be located upon lots devoted to apartment land uses 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 setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; 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 Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. **PERMITTED USES** - Section 122-C-3-d(2):
APARTMENT LAND USE AREAS
Parcel A-2 shall be devoted to apartment uses provided, however, that no more than 150 dwelling units may be constructed on Parcel A-2.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 2 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. **HEIGHT LIMITATIONS** - Section 122-C-3-d(3):
APARTMENT LAND USE AREAS
No structure shall be constructed more than 100 feet in height from the highest adjoining ground elevation adjacent to the building.
No height limitation is imposed upon structures constructed within Parcel A-2 improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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.

9. **PARKING REQUIREMENTS** - Section 122-C-3-d(3):
APARTMENT LAND USE AREAS
No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses.

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefor may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

10. **SETBACK PROVISIONS** - Section 122-C-3-d(3):
GENERALLY:
(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 122-C-3-d(3):
As shown on subdivision plat.

12. **COVERAGE REQUIREMENTS** - Section 122-C-3-d(3):

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 areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Apartments	5.323
roadway 0.027	
Open Space	
Credited	0.027
TOTAL	5.350

RECORDED PLAT # 3054A-880
ON 10/17 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
WILDE LAKE AND PORTOFINO
SECTION 3 AREA 2

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

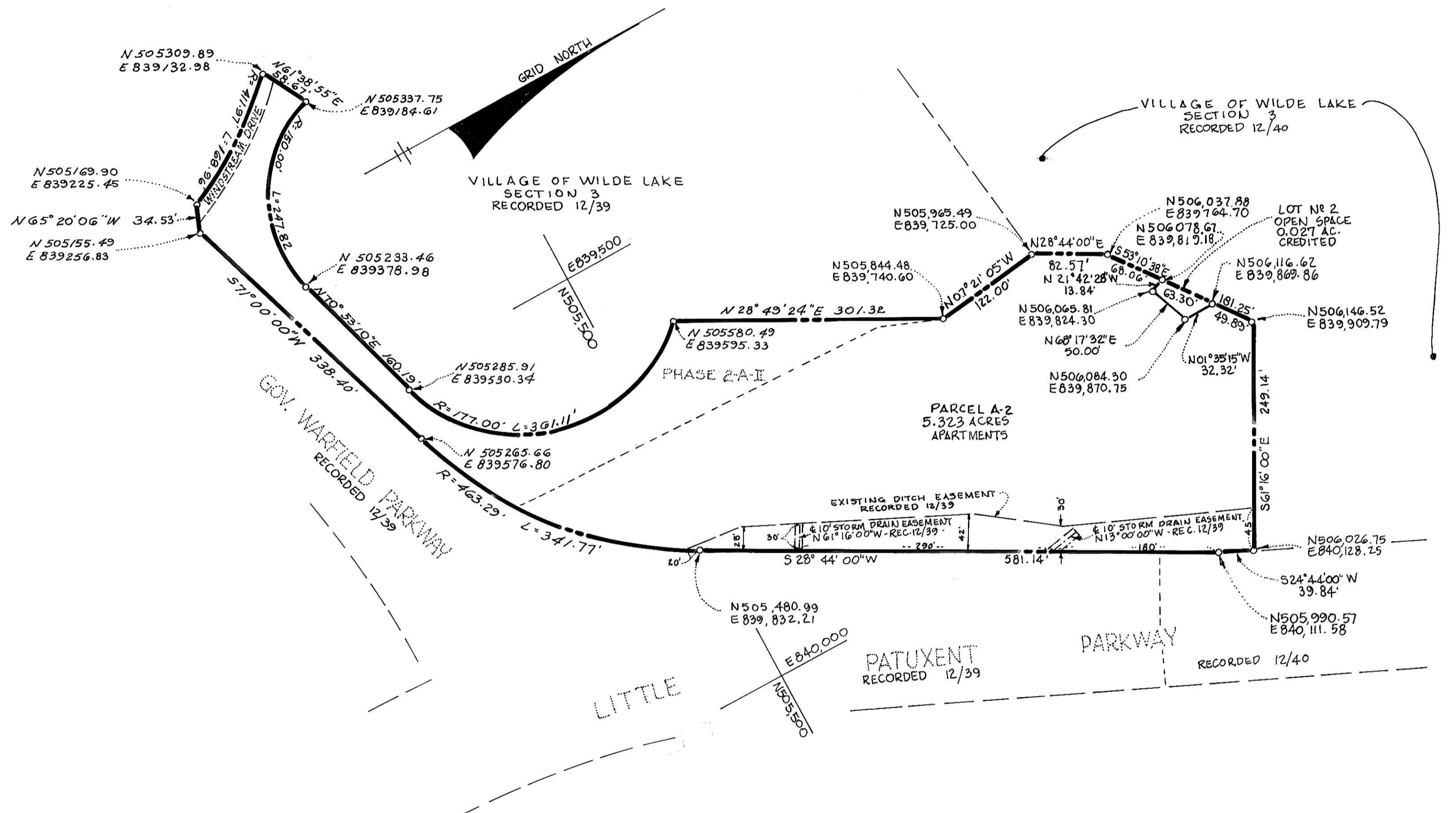
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-TWO - A - I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 42A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054A-108



COVERED BY MAP # 3054A-881
 10/17/86 RECORDS OF LAND RECORDS OF
 HOWARD COUNTY, MD.

**VILLAGE OF WILDE LAKE
 WILDE LAKE AND PORTOFINO
 SECTION 3 AREA 2
 PETITIONER**

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 COLUMBIA, MARYLAND
 21044

COLUMBIA
 AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-TWO A-1
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' SHEET 3 OF 3

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 42A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054 A-109.