

NOTE:
 THIS IS A MAP PROVIDING FOR LAND USE CONTROLS
 AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE
 WITH SECTION 17 OF THE HOWARD COUNTY ZONING
 REGULATIONS AND IS NOT A SUBDIVISION MAP

PREPARED AS TO SHEETS 4 TO 5
 IN ACCORDANCE WITH THE ZONING
 REGULATIONS OF HOWARD COUNTY
 ADOPTED MAY 16, 1961, AND AS
 AMENDED MAY 17, 1963.

Richard Brown
 LAND SURVEYORS SIGNATURE

NOTE:
 THIS PLAN HAS BEEN AMENDED TO REFLECT
 CORRECTION OF ERRORS IN DRAFTING AND
 AREA COMPUTATIONS.

NOTE:
 THIS FINAL DEVELOPMENT PLAN SUPERSEDES
 THE FINAL DEVELOPMENT PLAN PREVIOUSLY
 RECORDED ON MAR 2, 1967 IN LIBER 11 AT
 FOLIO 23 TO 27 OF THE LAND RECORDS OF
 HOWARD COUNTY, SAID PLAN IS HEREBY
 DECLARED NULL AND VOID AND OF NO
 FURTHER EFFECT.

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

HOWARD COUNTY PLANNING COMMISSION
 APPROVED AS TO LEGAL SUFFICIENCY

James Mauger 7-10-67 H.C.P.C. COUNSEL DATE
William J. ... 7-10-67 H.C.P.C. CHAIRMAN DATE

RECORDED - PLAT BOOK 11 FOLIO 69 ON July 13, 1967
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210
 BEECHIN HILLS & RUSSETT RIDGE
COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE SEVEN & EIGHT
 5TH ELECTION DISTRICT HOWARD COUNTY MD.
 SCALE: 1" = 400' AMENDED JUNE, 1967
 SHEET 1 OF 5

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BS-119-4

COLUMBIA

FINAL DEVELOPMENT PLAN

PHASES VII and VIII

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
No requirements are imposed under Section 17.031 A (1).
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
No requirements are imposed under Section 17.031 A (2).
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
No requirements are imposed under Section 17.031 A (3).
4. DRAINAGE FACILITIES - Section 17.031 A (4):
No requirements are imposed under Section 17.031 A (4).
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USE - Section 17.031 B (5):
No requirements are imposed under Section 17.031 B (5).
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 B:
 - A. SINGLE FAMILY ATTACHED LAND USE AREAS:
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 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, signs, or other similar minor structures. Determination of the specific character of "similar minor structures" will be made in accordance with a site plan approved 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 plan approved by the Howard County Planning Commission.

- B. OPEN SPACE LAND USE AREAS:
No buildings or other major structure within Open Space Land 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 Land Use provided such construction is in accordance with a site plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D:
 - A. SINGLE FAMILY ATTACHED LAND USE AREAS:
Areas within the land encompassed by this Final Development Plan phase designated for Single Family Attached Land Use shall be used for such use 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 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 17.040 ~~Articles 17.040-17.044~~ 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.

- B. OPEN SPACE LAND USE AREAS:
Areas within the land encompassed by this Final Development Plan phase designated for Open Space Use shall be used only for such use.

8. HEIGHT LIMITATIONS - Section 17.031 E:
No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.
9. PARKING REQUIREMENTS - Section 17.031 E:
No less than 1-1/2 parking spaces for each dwelling unit shall be provided adjacent to such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways, and oriented at right angles to such public roadways. Such parking areas may be part of the dedicated public right-of-way of such roadways.
10. SETBACK PROVISIONS - Section 17.031 E:
 - 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 constructed upon the land encompassed by this Final Development Plan phase. All streets, other than the Governor Warfield Parkway, Green Mountain Circle, and Windstream Drive, are interior streets. Buildings and other major structures shall not be located within twenty feet of the Governor Warfield Parkway, Green Mountain Circle, and Windstream Drive.

VILLAGE OF WILDE LAKE

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVEN AND EIGHT
5TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE: 1"=100' AMENDED JUNE, 1967

SHEET 2 OF 5

RECORDED - PLAT BOOK 11 FOLIO 70 ON JULY 13, 1967
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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11. MINIMUM LOT SIZES - Section 17.031 E:

No minimum lot size is imposed upon the land within
this Final Development Plan phase.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

No coverage requirement is imposed upon the land within
this Final Development Plan phase.

VILLAGE OF WILDE LAKE

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

COLUMBIA

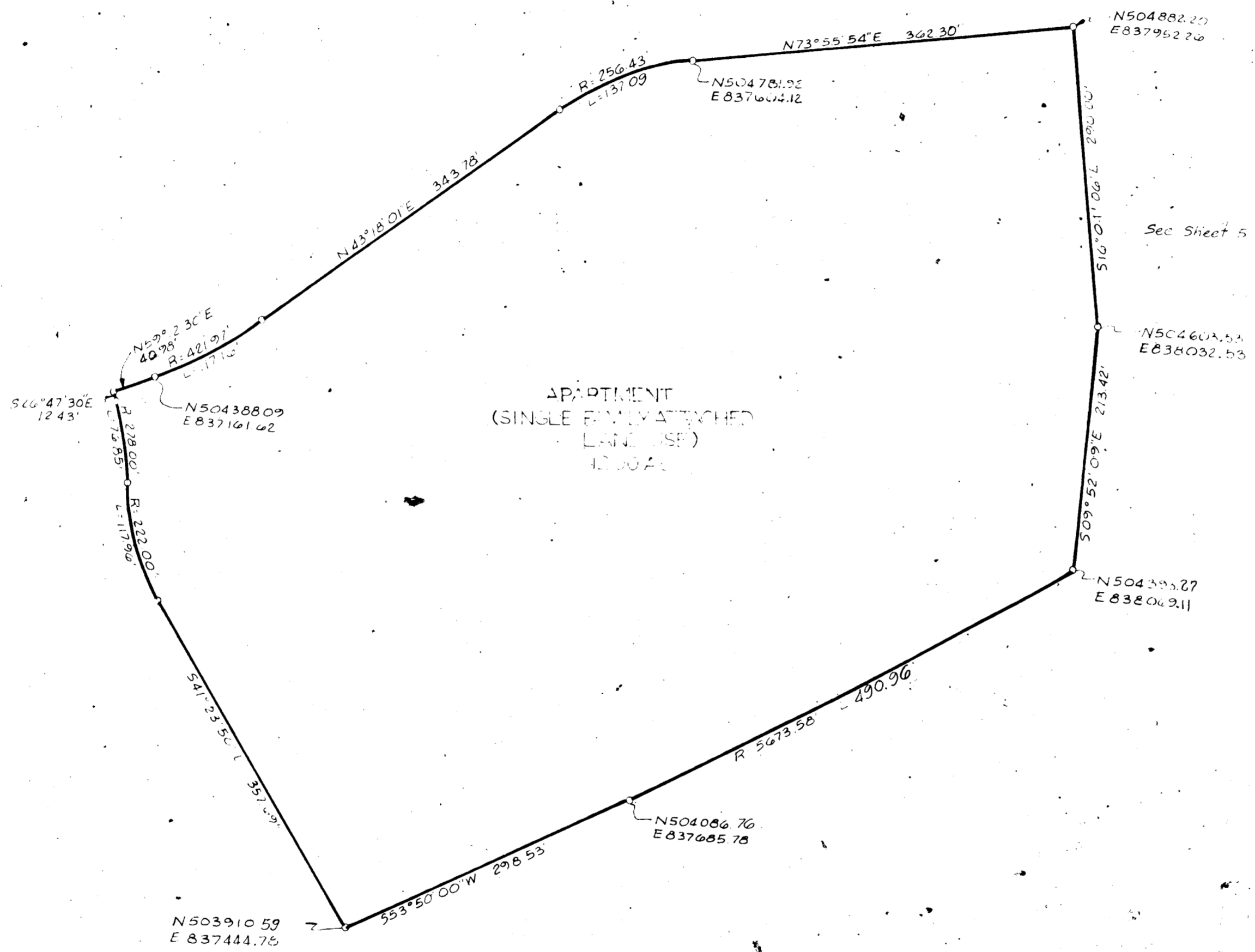
FINAL DEVELOPMENT PLAN PHASE SEVEN & EIGHT
5TH ELECTION DISTRICT HOWARD COUNTY MD.

SCALE: 1"=100' AMENDED JUNE, 1967

SHEET 3 OF 5

RECORDED - PLAT BOOK 11 FOLIO 71 ON July 13, 1967
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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VILLAGE OF WILDE LAKE

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

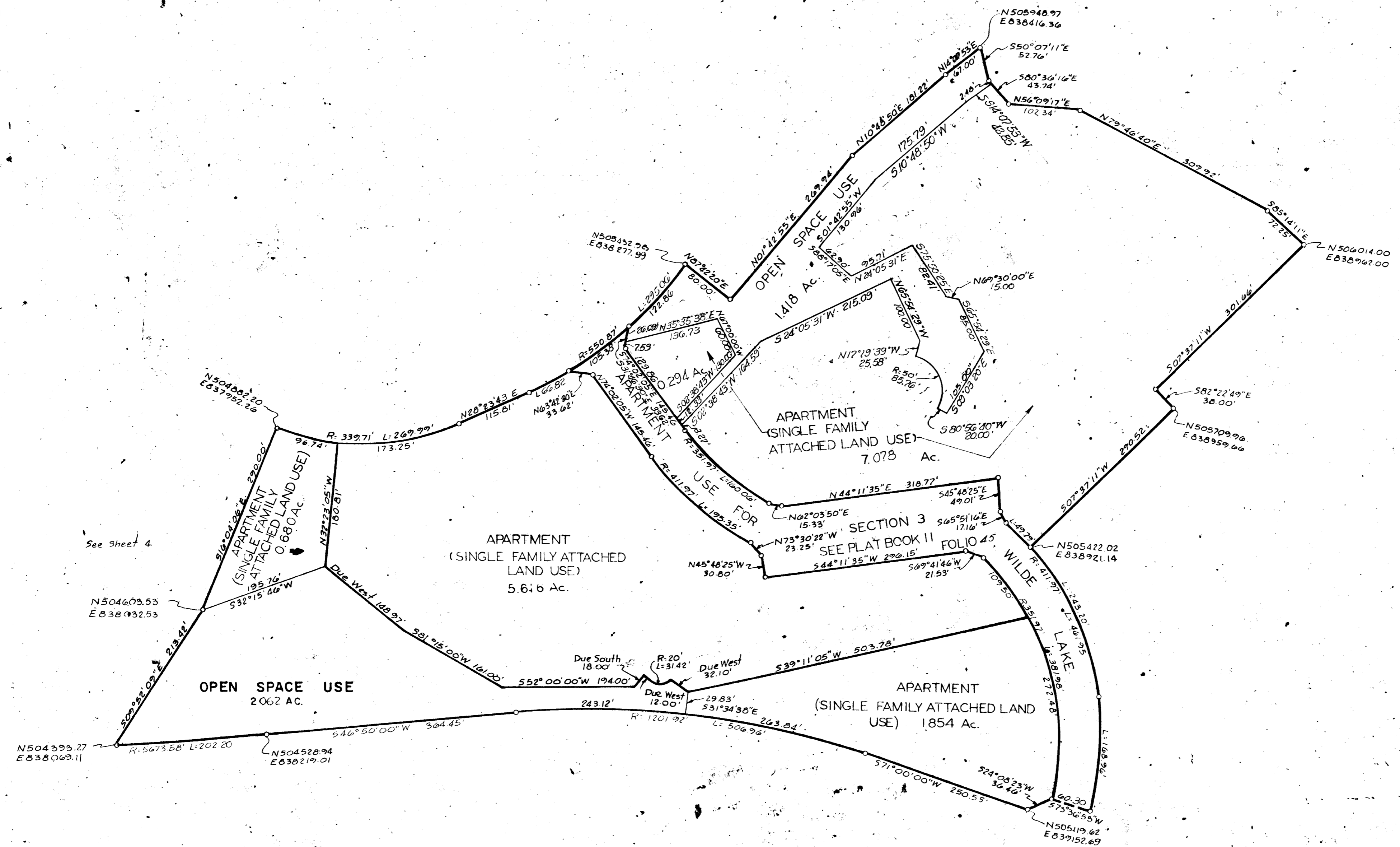
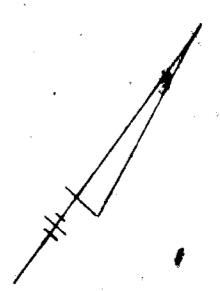
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVEN
5TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE 1" = 100' AMENDED JUNE, 1967

RECORDED - PLAT BOOK 11 FOLIO 72 ON July 13, 1967
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHEET 4 OF 5

B5119-4 #



See Sheet 4

VILLAGE OF WILDE LAKE

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHT
 5TH ELECTION DISTRICT HOWARD COUNTY MD.
 SCALE: 1"=100' AMENDED JUNE, 1967

RECORDED - PLATBOOK 11 FOLIO 73 ON JULY 13, 1967
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.