

**RECEIVED**  
 JAN 15 1973  
 BUREAU OF ENGINEERING

**NOTE:**  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 34.

**NOTE:**  
 THIS IS A MAP PREPARED FOR LAND USE CONTROLS AND IS NOT A SUBDIVISION MAP IN ACCORDANCE WITH SECTION 17 OF THE HOWARD COUNTY ZONING REGULATIONS AND IS NOT A SUBDIVISION MAP.

TOWN CENTER

PREPARED AS TO SHEETS 1 TO 13  
 IN ACCORDANCE WITH THE ZONING REGULATIONS  
 OF HOWARD COUNTY  
 ADOPTED MAY 16, 1961 AND AS  
 AMENDED

*Walter Park*  
 LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM B.C.C. CASE 412  
 RESOLUTION APPROVED AUGUST 10, 1965  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-9-68

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

PLAT BOOK 20 FOLIO 158

DEC 11 1972

VILLAGE OF WILDE LAKE SECTIONS 1, 2, 3, 4

PETITIONER AND OWNER

COLUMBIA DEVELOPMENT CORPORATION  
 JAN 11 1973

COLUMBIA, MD. 21045

DIVISION OF LAND  
 DEVELOPMENT  
 OF HOWARD COUNTY

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 2A - A-II

5TH EDITION

SCALE 1" = 100' AMENDED AUGUST, 1972

SHEET 1 OF 13

CCF

F.S.P.  
 #141

The Village of Wilde Lake Final Development Plan Phase is approved with Sections 1, 2, 3, & 4 of the Village of Wilde Lake.

- 7-1 PERMITTED USES - Section 17.031 D: 1) SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS - Section 17.031 D: 1) All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
- 7-2 APARTMENT LAND USE AREAS - Section 17.031 D: 2) Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- 7-3 OPEN SPACE LAND USE AREAS - Section 17.031 D: 3) 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 Board.
- 7-4 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS - Section 17.031 D: 4) All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
- 7-5 ATTACHED LAND USE AREAS - Section 17.031 D: 5) No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- 7-6 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL - Section 17.031 D: 6) No structure shall be located 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.
- 7-7 OPEN SPACE LAND USE AREAS - Section 17.031 D: 7) 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 Board.
- 7-8 PERMITTED USES - Section 17.031 D: 8) SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS - Section 17.031 D: 8) All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
- 7-9 APARTMENT LAND USE AREAS - Section 17.031 D: 9) Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- 7-10 OPEN SPACE LAND USE AREAS - Section 17.031 D: 10) 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 Board.

7-11 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site art.
- 13. Proposed site amenities.
- 14. Proposed site services.
- 15. Proposed site facilities.
- 16. Proposed site infrastructure.
- 17. Proposed site improvements.
- 18. Proposed site enhancements.
- 19. Proposed site upgrades.
- 20. Proposed site repairs.
- 21. Proposed site replacements.
- 22. Proposed site restorations.
- 23. Proposed site rehabilitations.
- 24. Proposed site redevelopments.
- 25. Proposed site relocations.
- 26. Proposed site demolitions.
- 27. Proposed site excavations.
- 28. Proposed site foundations.
- 29. Proposed site structures.
- 30. Proposed site accessories.

7-12 No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7-13 Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

- 7-14 Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7-15 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site amenities.
- 13. Proposed site services.
- 14. Proposed site facilities.
- 15. Proposed site infrastructure.
- 16. Proposed site improvements.
- 17. Proposed site enhancements.
- 18. Proposed site upgrades.
- 19. Proposed site repairs.
- 20. Proposed site replacements.
- 21. Proposed site restorations.
- 22. Proposed site rehabilitations.
- 23. Proposed site redevelopments.
- 24. Proposed site relocations.
- 25. Proposed site demolitions.
- 26. Proposed site excavations.
- 27. Proposed site foundations.
- 28. Proposed site structures.
- 29. Proposed site accessories.

7-16 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site amenities.
- 13. Proposed site services.
- 14. Proposed site facilities.
- 15. Proposed site infrastructure.
- 16. Proposed site improvements.
- 17. Proposed site enhancements.
- 18. Proposed site upgrades.
- 19. Proposed site repairs.
- 20. Proposed site replacements.
- 21. Proposed site restorations.
- 22. Proposed site rehabilitations.
- 23. Proposed site redevelopments.
- 24. Proposed site relocations.
- 25. Proposed site demolitions.
- 26. Proposed site excavations.
- 27. Proposed site foundations.
- 28. Proposed site structures.
- 29. Proposed site accessories.

7-17 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site amenities.
- 13. Proposed site services.
- 14. Proposed site facilities.
- 15. Proposed site infrastructure.
- 16. Proposed site improvements.
- 17. Proposed site enhancements.
- 18. Proposed site upgrades.
- 19. Proposed site repairs.
- 20. Proposed site replacements.
- 21. Proposed site restorations.
- 22. Proposed site rehabilitations.
- 23. Proposed site redevelopments.
- 24. Proposed site relocations.
- 25. Proposed site demolitions.
- 26. Proposed site excavations.
- 27. Proposed site foundations.
- 28. Proposed site structures.
- 29. Proposed site accessories.

7-18 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site amenities.
- 13. Proposed site services.
- 14. Proposed site facilities.
- 15. Proposed site infrastructure.
- 16. Proposed site improvements.
- 17. Proposed site enhancements.
- 18. Proposed site upgrades.
- 19. Proposed site repairs.
- 20. Proposed site replacements.
- 21. Proposed site restorations.
- 22. Proposed site rehabilitations.
- 23. Proposed site redevelopments.
- 24. Proposed site relocations.
- 25. Proposed site demolitions.
- 26. Proposed site excavations.
- 27. Proposed site foundations.
- 28. Proposed site structures.
- 29. Proposed site accessories.

7-19 The site development plan shall include:

- a. Detailed site plan showing:
- 1. Proposed buildings and structures.
- 2. Proposed parking areas and access driveways.
- 3. Proposed landscaping.
- 4. Proposed setbacks.
- 5. Proposed easements.
- 6. Proposed utility lines.
- 7. Proposed drainage.
- 8. Proposed access points.
- 9. Proposed site furnishings.
- 10. Proposed site lighting.
- 11. Proposed site furniture.
- 12. Proposed site amenities.
- 13. Proposed site services.
- 14. Proposed site facilities.
- 15. Proposed site infrastructure.
- 16. Proposed site improvements.
- 17. Proposed site enhancements.
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- 19. Proposed site repairs.
- 20. Proposed site replacements.
- 21. Proposed site restorations.
- 22. Proposed site rehabilitations.
- 23. Proposed site redevelopments.
- 24. Proposed site relocations.
- 25. Proposed site demolitions.
- 26. Proposed site excavations.
- 27. Proposed site foundations.
- 28. Proposed site structures.
- 29. Proposed site accessories.

- d. No parking spaces or access driveways to parking areas shall be nearer than 20 feet from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- g. If under a single ownership and identical land use, no setback requirement applies to the common lot line between lots 1 and 3, Section 3.
- h. Sections 17.045, 17.05, and 17.07 of the Howard County Zoning Regulations shall apply to all apartment land use areas.
- i. All open space in the project areas, except driveways and off-street parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

7-2 ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be constructed 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 7-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use area is subdivided, a maintenance agreement for the party wall or other structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

7-3 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located 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 after a public hearing in accordance with Sect on 17.031 F (2) of the Howard County Zoning Regulations. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 7-3, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7-4 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 Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7-5 PERMITTED USES - Section 17.031 D:

- 7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS - Section 17.031 D: 1) All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
- 7B-1 APARTMENT LAND USE AREAS - Section 17.031 D: 2) Lots 209, 214, 220, 1 and 3 shall be devoted to apartment uses provided, however, that no more than 45 D.U., 123 D.U., 32 D.U., 80 D.U., and 72 dwelling units respectively may be constructed on lots 209, 214, 220, 1 and 3.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 35

VILLAGE OF WILDE LAKE SECTIONS 1, 2, 3, 4 PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21045

COLUMBIA AMENDED

FINAL DEVELOPMENT PLAN PHASE - TWO - A II

5th ELECTION DISTRICT HOWARD COUNTY, MD.

AUGUST, 1972 SHEET 2 OF 13

DEC 11 1972 PB 20 F 159

18.0 ATTACHED LAND USE AREAS

Lot 210 shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) 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 Board as a part of the site development plan referred to herein in Section 5. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 17.01-F through 17.01-R (4) of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion, of such lots may be under one or several ownerships and may be operated as rental units. No more than dwelling units may be constructed on lot 210.

18.1 EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:  
a. Uses permitted in E-1 districts.  
b. Uses permitted in E-2 districts, except, however, that gasoline service stations are prohibited.

18.2 EMPLOYMENT VILLAGE LAND USE - VILLAGE CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:  
a. Uses permitted in E-1 districts.  
b. Uses permitted in E-2 districts.  
c. Uses permitted in E-3 districts.

18.3 OPEN SPACE LAND USE AREAS

Lots 211, 212, 213, 214, 215, 200, 130, 21, 1, 0, 211, 210, 213, 21, 13, 221, 75, 21, 21, and 21 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the Subdivisions as required by the Howard County Office of Planning and Zoning.

18.4 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 210 is to be used for all open space land uses, including, but not limited to, all of the following:  
a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.  
b. Operation of a public or private child care center.  
c. Operation of a Neighborhood Community Center which may include for all community activities customary to a Neighborhood Center, including, but not limited to:

- 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
- 2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
- 3. Operation of a community hall including leasing of same for public or private uses.
- 4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

18.5 VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lot 210 is to be used for all open space land uses, including, but not limited to, all of the following:  
a. Operation of a public or private swimming pool.  
b. Operation of a community library facility.  
c. Operation of a community hall, including leasing of same for public or private uses.  
d. Operation of a teen center building, including sales on the premises of food and beverages.  
e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.  
f. Use of the facilities to be constructed upon lot 210 for all uses permitted, associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

18.6 TENNIS COURT OPEN SPACE LAND USE

Lot 210 is to be used for all open space land uses, including, but not limited to, operation and maintenance of public or private tennis courts, together with such minor commercial activities as are consistent with primary use of lot 210 as a tennis facility. In accordance with a site development plan approved by the Howard County Planning Board, including such uses as operation of a snack bar, lunch counter, tennis club, tennis pro shop, and similar activities.

18.7 LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 210 is to be used for all open space purposes, including, but not limited to, all of the following:  
a. Operation and maintenance of a public or private lake and park.  
b. Operation of a public or private boating facility, including boathouse, dock facilities and related appurtenances.  
c. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 210 for park and recreational uses as approved by the Howard County Planning Board.  
d. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.  
e. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances, and similar activities.

18.8 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 211, 212, are to be used for open space purposes. Any portion of lots 211, and 212 may be used as a vehicular right-of-way for a public or private rapid transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in the event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.01-F of the Howard County Zoning Regulations.

18.9 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 210 shall be used for a public school. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 17.01-F of the Howard County Zoning Regulations, only 50% of the area of lots 210 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.01-F.

9. HEIGHT LIMITATIONS - Section 17.031 E:

9A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

9B-1 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 lot 200 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

9C-1 NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Lot 217.

9C-2 VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9E 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 17.031 F:

9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two(2) off-street parking spaces with independent access to the street containing a minimum area of two(2) hundred square feet per each parking space shall be provided on each lot within single family land use areas, exclusive of any area encompassed by a garage, except that when access is to a 60' or greater street right-of-way.

9B-1 APARTMENT LAND USES AREAS

No less than 1 1/2 off-street parking spaces containing a minimum area of two hundred(200) square feet for each parking space for each dwelling unit other than single-family attached units shall be provided within each lot devoted to apartment uses. For single attached units located on lots devoted to apartment uses, no less than two off street parking spaces of same area shall be provided.

Parking may be allowed on adjacent Lot 3 of Section 3 as approved by the Howard County Planning Board.

NOTE:  
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 36

DEC 11 72 PB 20 F 160

VILLAGE OF WILDE LAKE  
SECTIONS 1, 2, 3, 4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE - TWO-A-II  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
AUGUST, 1972 SHEET 3 OF 13

16. ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of two hundred (200) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintainable roadways or adjacent to service drives, or oriented diagonally to at least one (1) such publicly maintained roadway or service drive. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a street frontage width of 60' or greater.

17. COMMERCIAL AND OPEN SPACE AREAS - NEIGHBORHOOD & VILLAGE CENTER

In all commercial and open space areas, the following parking requirements shall apply:

- a. Open parking spaces shall be provided for each 1,000 square feet of total gross retail sales area.
- b. Covered parking spaces shall be provided for each 1,000 square feet of total gross retail sales area.

18. OPEN SPACE REQUIREMENTS

Open space shall be provided upon any of the land within this Final Development Plan Phase as shown on the attached site plan. In the event structures are proposed on any portion of such land, parking requirements shall be provided in accordance with the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as shown on the attached site plan shall be provided for the purposes of the Howard County Planning Board shall be provided for the purposes of the Howard County Planning Board and denoted as required in accordance with Section 17.018 (1) of the Howard County Zoning Regulations.

19. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

20. OPEN SPACE AREAS

Open space shall conform to the provisions set forth in Section 6 above. In the event structures are located on any portion of such land, parking requirements shall be provided in accordance with the Howard County Planning Board at the time a site development plan is submitted for approval.

21. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

22. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

23. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

24. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

25. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

26. OPEN SPACE REQUIREMENTS

Open space shall conform to the requirements of Section 6 above. In the event other restrictions are imposed upon land within this Final Development Plan Phase:

TABULATION OF LAND USE					
LAND USE	SECTION 1	ACRES 2	3	4	TOTAL
S.F.M.D.	70.454	32.052			102.506
APARTMENTS	17.583		21.198		38.781
S.F.A.	0.377				0.377
COMMERCIAL	1.123			11.184	12.307
OPEN SPACE					
NON-CREDITED	3.023				3.023
CREDITED	25.549	4.169	39.043	5.687	74.448
TOTALS	118.109	36.221	60.241	16.871	231.442

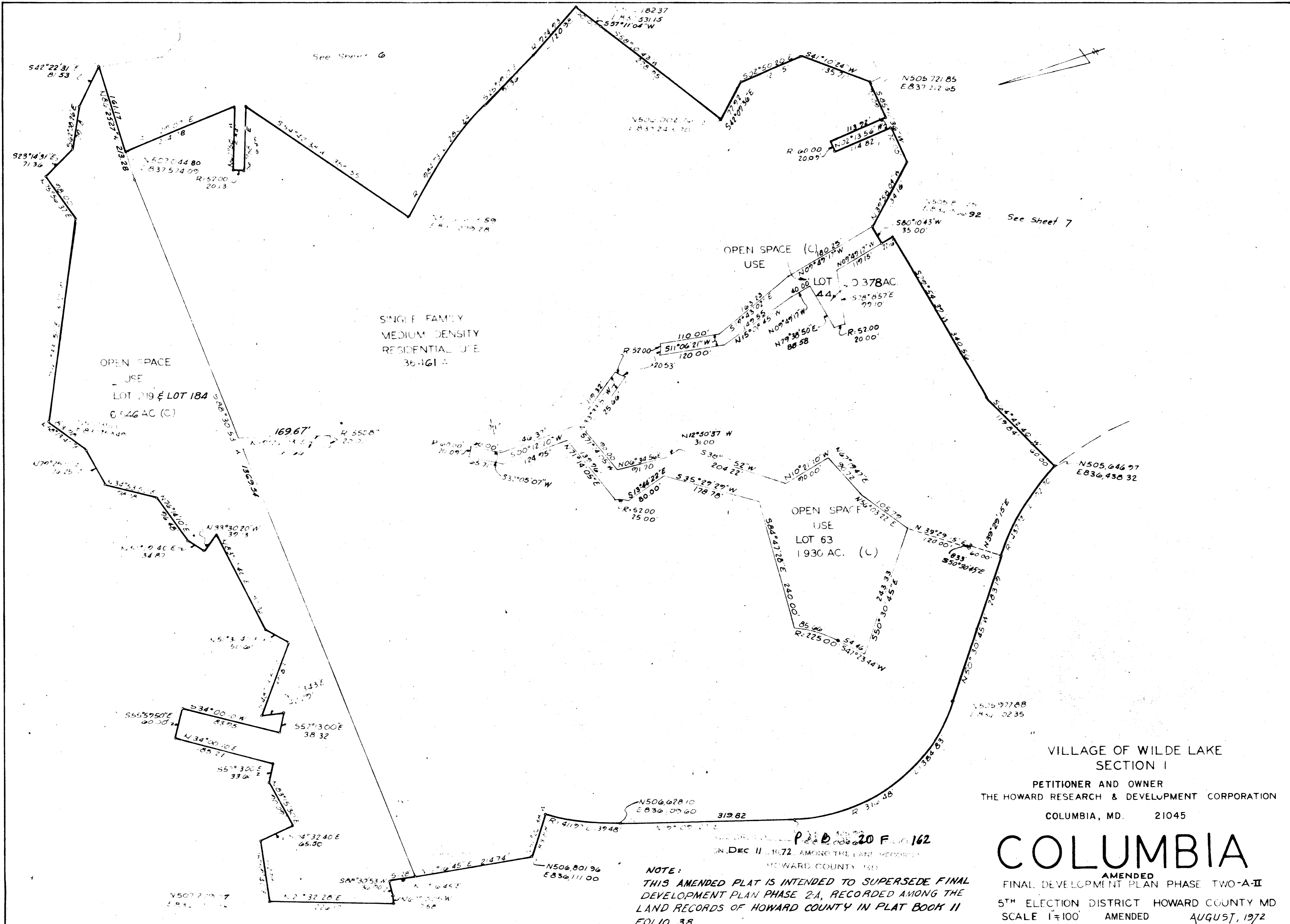
NOTE:  
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 37

VILLAGE OF WILDE LAKE  
SECTIONS 1,2,3,4  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21045

PB 20 F 161

DEC 11 72

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE - TWO-A-II  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
AUGUST, 1972 SHEET 4 OF 13



SINGLE FAMILY  
MEDIUM DENSITY  
RESIDENTIAL USE  
36.161 ±

OPEN SPACE  
USE  
LOT 184 & LOT 185  
0.546 AC (C)

OPEN SPACE (C)  
USE  
LOT 185  
0.378 AC

OPEN SPACE  
USE  
LOT 63  
1.930 AC (C)

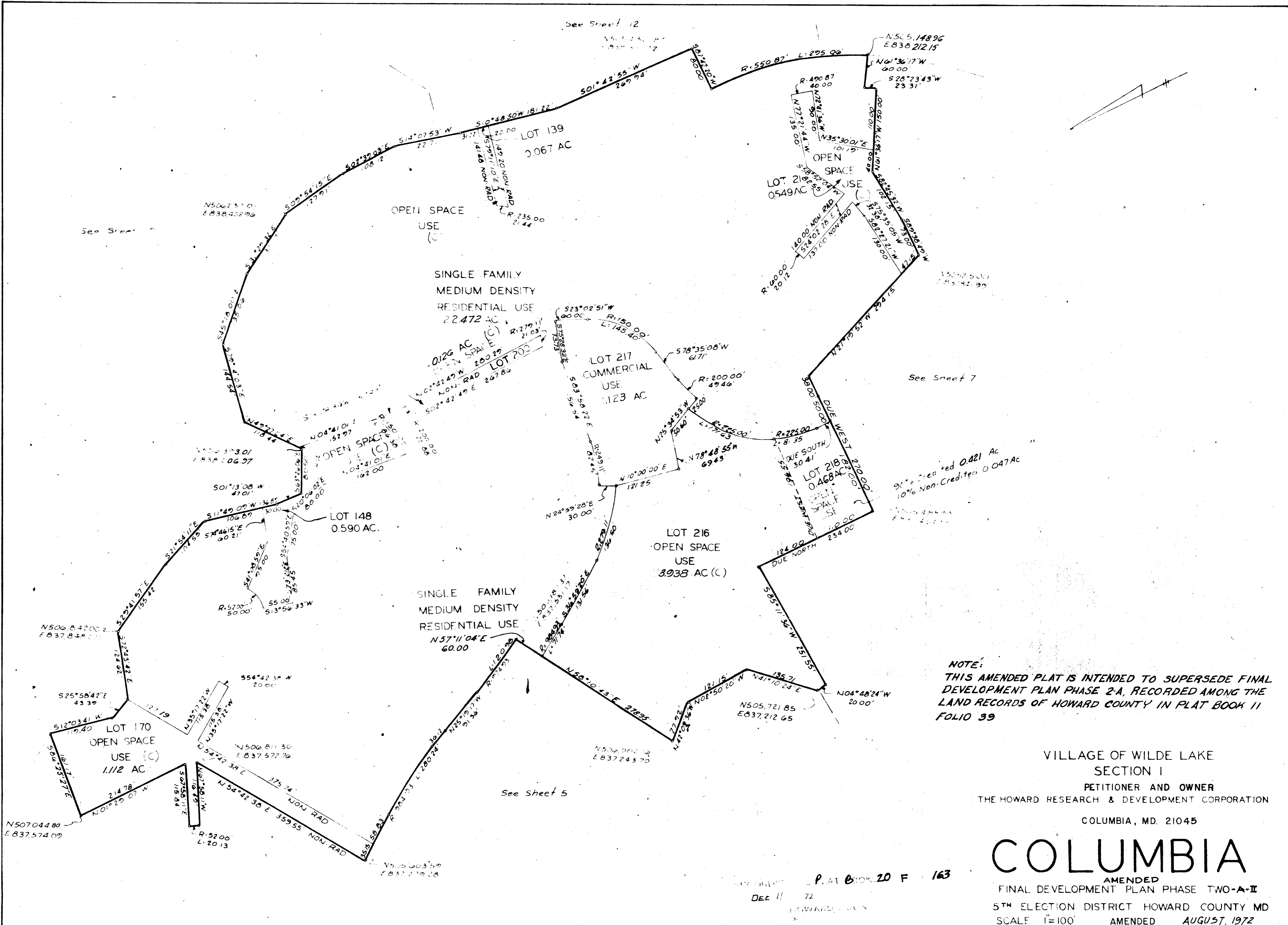
VILLAGE OF WILDE LAKE  
SECTION I  
PETITIONER AND OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
5TH ELECTION DISTRICT HOWARD COUNTY MD  
SCALE 1"=100' AMENDED AUGUST, 1972

NOTE:  
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE  
LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK II  
FOLIO 38.

ELD Approval By: RPB:RWS Date: 5-8-67

SHEET 5 OF 13 C.C.F. B-1-0-67

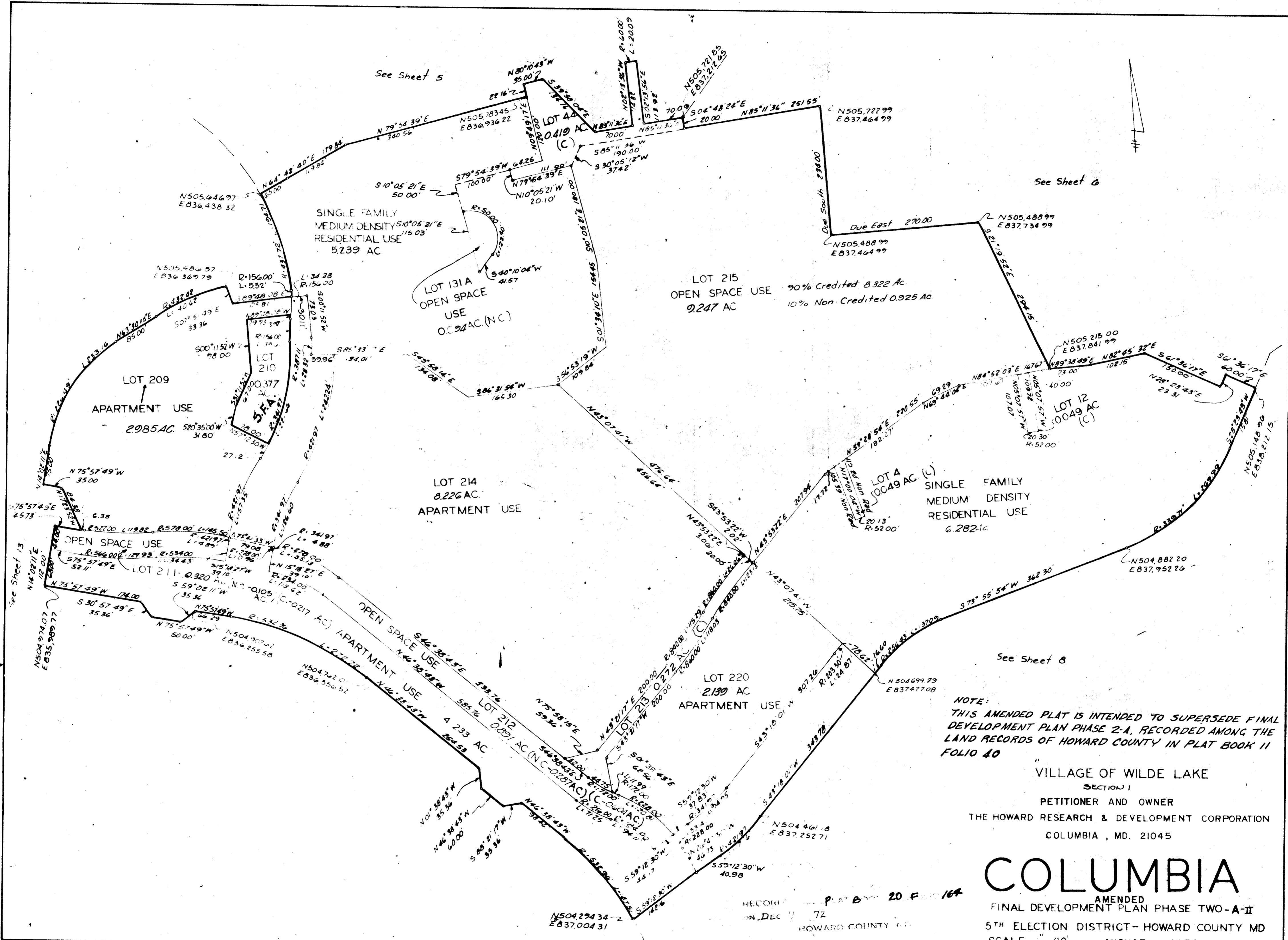


NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 39

VILLAGE OF WILDE LAKE  
 SECTION I  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21045

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
 5TH ELECTION DISTRICT HOWARD COUNTY MD  
 SCALE 1"=100' AMENDED AUGUST, 1972

PLAT BOOK 20 F 163  
 DEC 11 72



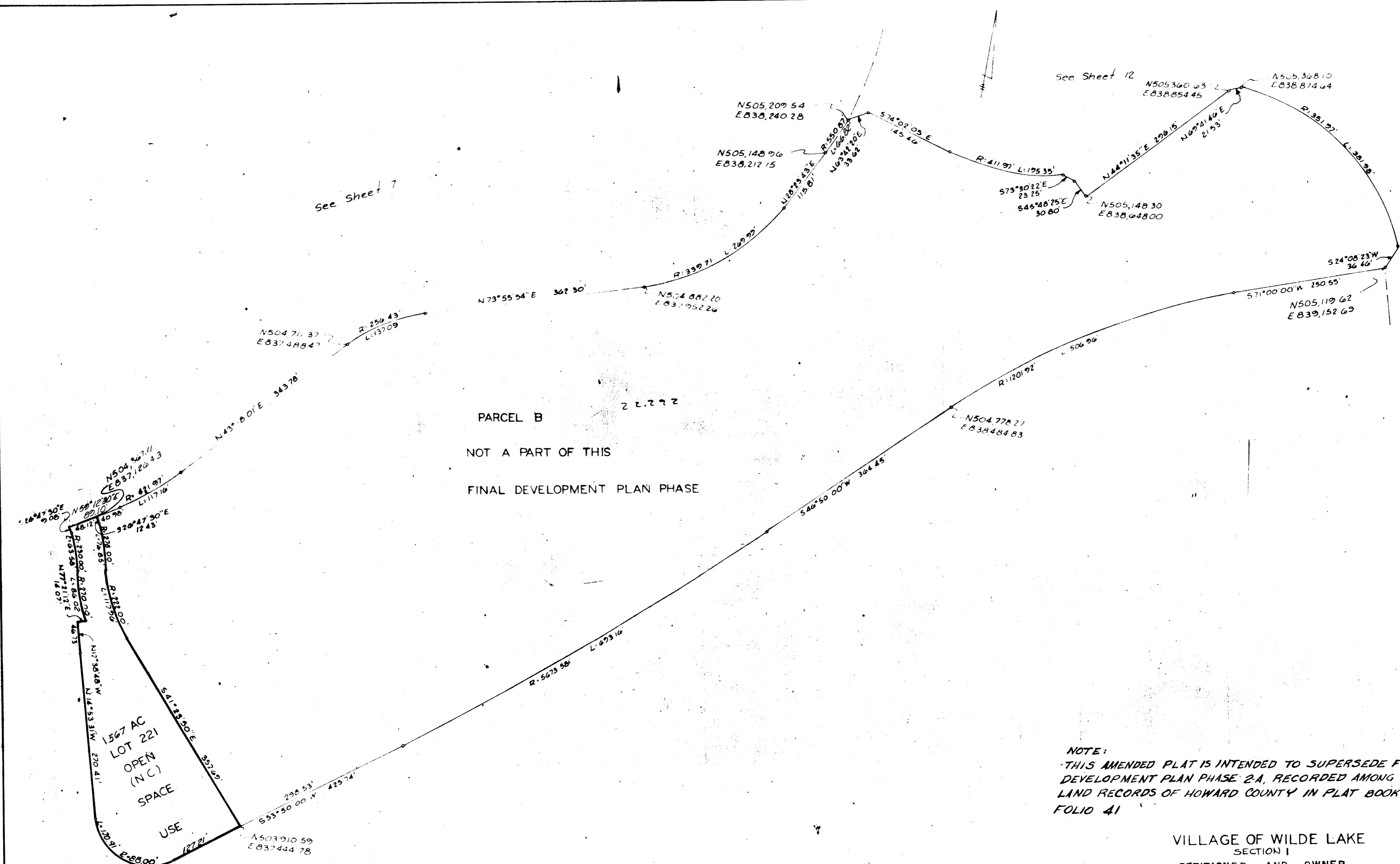
NOTE:  
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 40

VILLAGE OF WILDE LAKE  
SECTION 1  
PETITIONER AND OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

# COLUMBIA

AMENDED  
FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
5TH ELECTION DISTRICT - HOWARD COUNTY MD  
SCALE 1" = 60' AUGUST, 1972

RECORDED IN PLAT BOOK 20 FOLIO 164  
ON DEC 72  
HOWARD COUNTY MD



See Sheet 7

See Sheet 12

PARCEL B  
 NOT A PART OF THIS  
 FINAL DEVELOPMENT PLAN PHASE

1567 AC  
 LOT 221  
 OPEN  
 (N.C)  
 SPACE  
 USE

NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
 DEVELOPMENT PLAN PHASE 2A, RECORDED AMONG THE  
 LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11  
 FOLIO 41

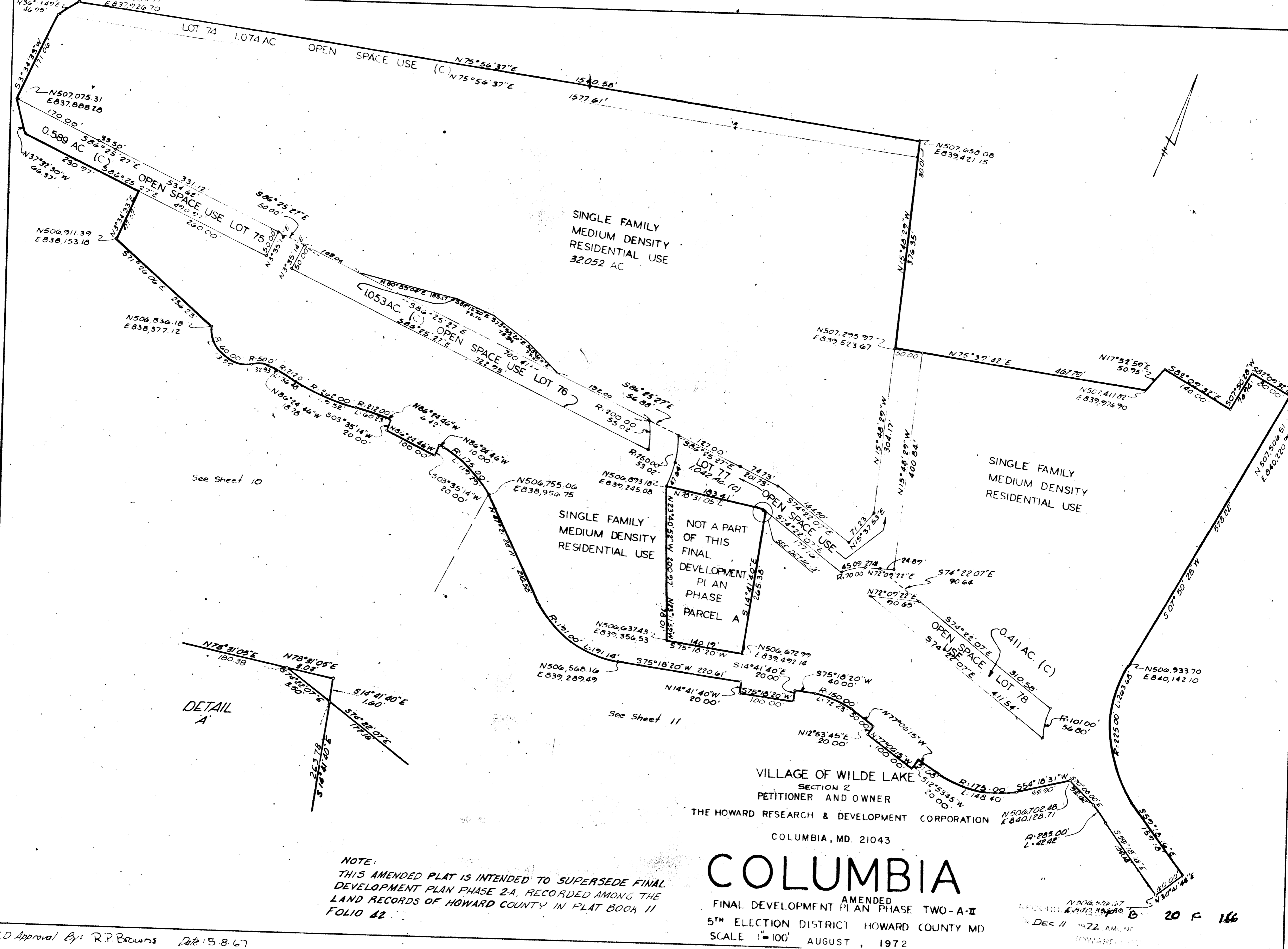
VILLAGE OF WILDE LAKE  
 SECTION I  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21045

**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
 5<sup>TH</sup> ELECTION DISTRICT - HOWARD COUNTY MD  
 SCALE 1"=100' AMENDED AUGUST, 1972

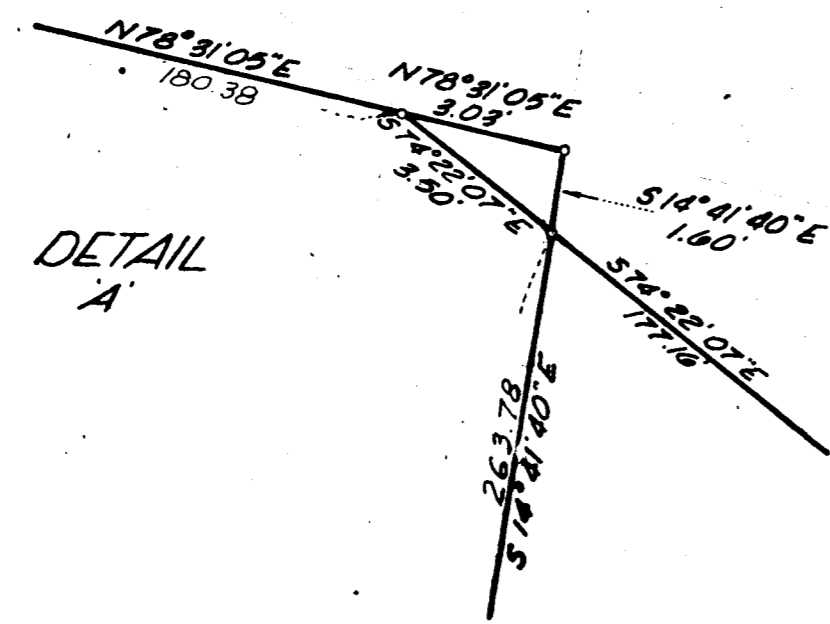
RECORDED IN PLAT BOOK 20 F 165  
 DEC 11 72





See Sheet 10

See Sheet 11



NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
 DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE  
 LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11  
 FOLIO 42

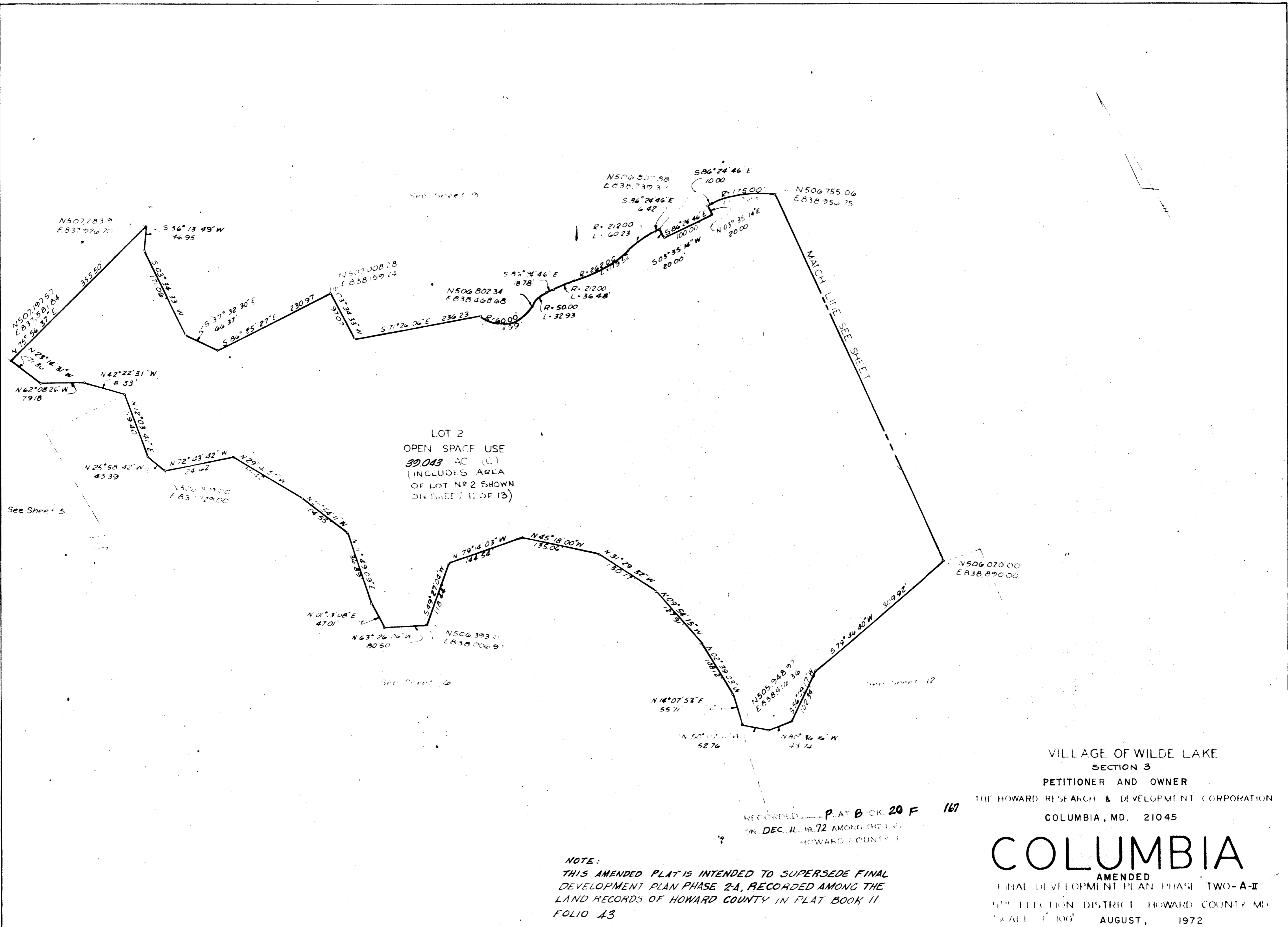
VILLAGE OF WILDE LAKE  
 SECTION 2  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21043

# COLUMBIA

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD  
 SCALE 1"=100' AUGUST, 1972

RECORDED IN PLAT BOOK 11 FOLIO 42  
 DEC 11 1972 AMONG  
 HOWARD COUNTY

ELD Approval By: R.P. Browns Date: 5.8.67



See Sheet 9

See Sheet 5

LOT 2  
OPEN SPACE USE  
30.043 AC (C)  
(INCLUDES AREA  
OF LOT NO 2 SHOWN  
ON SHEET 11 OF 13)

See Sheet 6

See Sheet 12

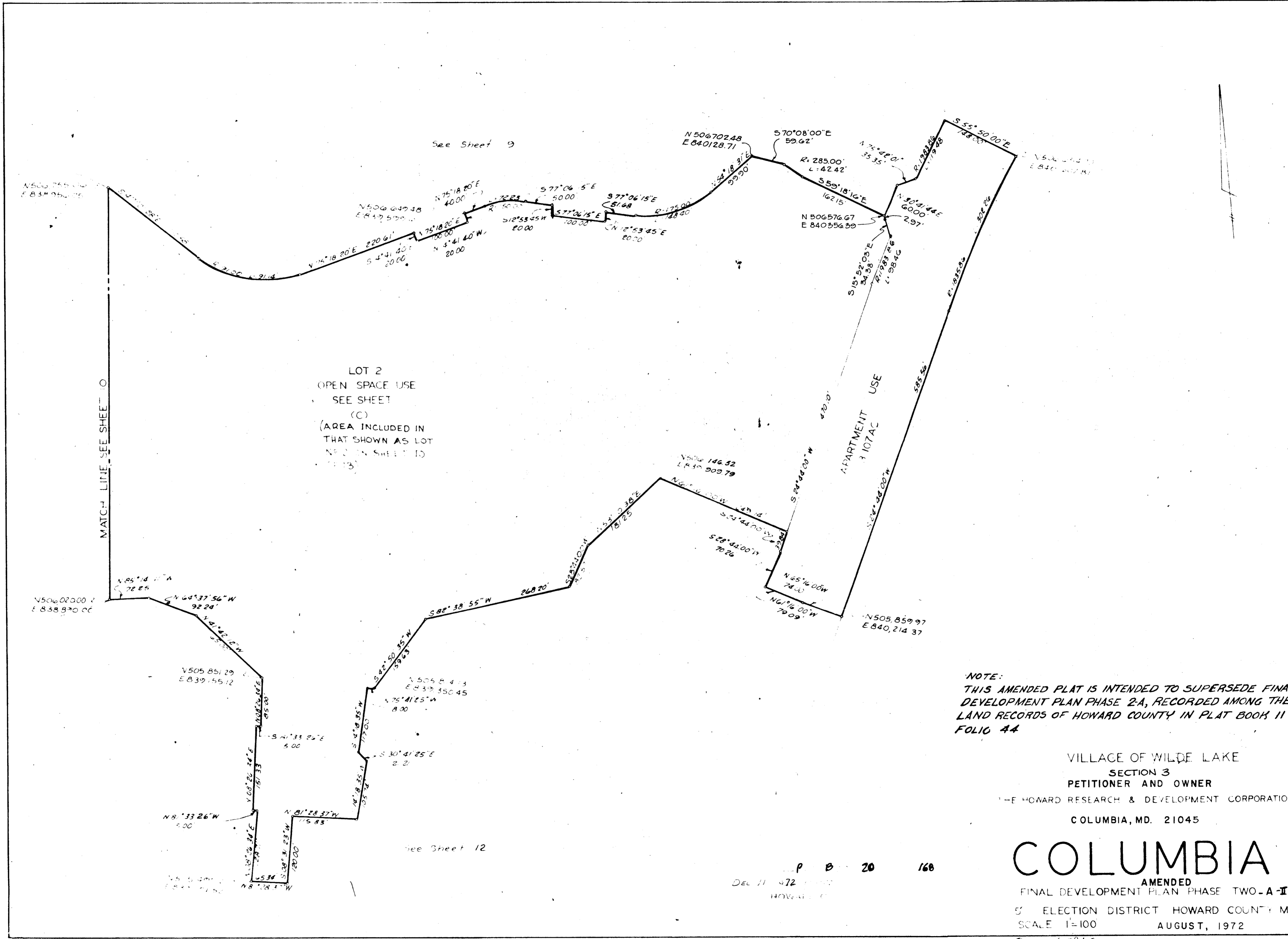
MATCH LINE SEE SHEET

RECORDED IN PLAT BOOK 20 F 167  
ON DEC. 11, 1972 AMONG THE RECORDS OF HOWARD COUNTY, MD.

NOTE:  
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 43

VILLAGE OF WILDE LAKE  
SECTION 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE TWO-A-II  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
AUGUST, 1972



LOT 2  
 OPEN SPACE USE  
 SEE SHEET  
 (C)  
 (AREA INCLUDED IN  
 THAT SHOWN AS LOT  
 NE 2 ON SHEET 10)  
 1113

APARTMENT USE  
 3 IOTAC

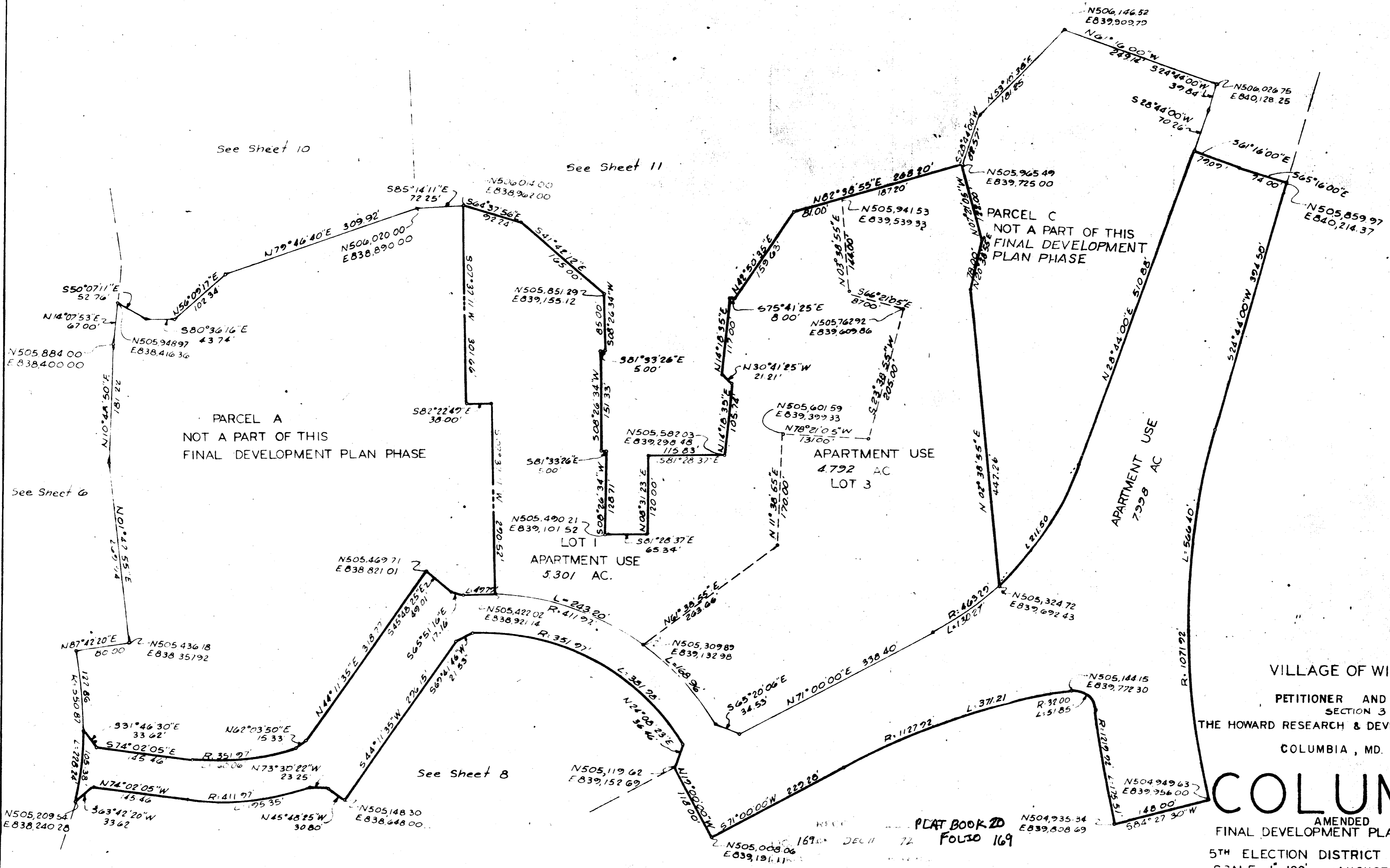
NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
 DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE  
 LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11  
 FOLIO 44

VILLAGE OF WILDE LAKE  
 SECTION 3  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21045

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO - A - II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD  
 SCALE 1"=100' AUGUST, 1972

P B 20 160  
 DEC 11 1972  
 HOWARD COUNTY

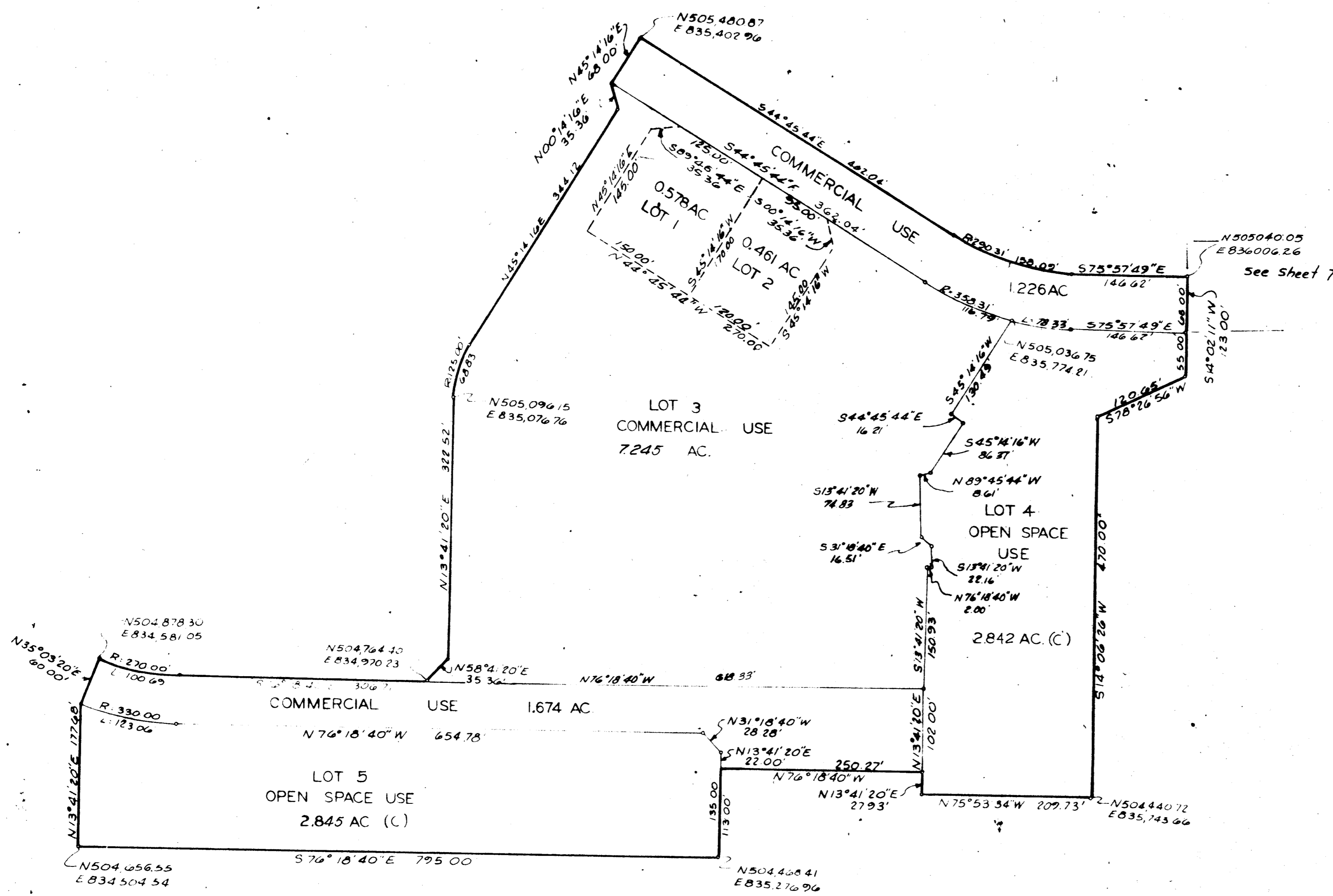
NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
 DEVELOPMENT PLAN PHASE 2A, RECORDED AMONG THE  
 LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11  
 FOLIO 45



VILLAGE OF WILDE LAKE  
 PETITIONER AND OWNER  
 SECTION 3  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21045

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO-A-I  
 5TH ELECTION DISTRICT HOWARD COUNTY MD  
 SCALE 1"=100' AUGUST, 1972

PLAT BOOK 20  
 FOLIO 169



NOTE:  
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2-A, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 11 FOLIO 46

VILLAGE OF WILDE LAKE  
 PETITIONER AND OWNER  
 SECTION 4  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21045

PLAT BOOK 20 Folio 170  
 DEC 11 72

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE TWO - A-II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD  
 SCALE 1"=100' AUGUST, 1972

ELD Approval By: R.P. Browns Date: 5.8.67

B-1-0-672 50 SHEET 13 OF 13