

SUMMARY OF AMENDMENTS

PHASE 11-A: AMENDS SHEETS 2, 3, AND 4 OF G. PURPOSE IS TO CHANGE 8.363 ACRES OF APARTMENT LAND TO SINGLE FAMILY ATTACHED USE AND CORRECT THE TABULATION BLOCK TO REFLECT THE CHANGE.

PHASE 11-A-I: AMENDS SHEETS 2, 3, AND 4 OF G. PURPOSE IS TO CHANGE 0.478 ACRES OF APARTMENT LAND USE IN ROADWAY TO COMMERCIAL, CORRECT THE TABULATION BLOCK TO REFLECT THE CHANGE, ADD RIGHT-OF-WAY NOTE, AND AMEND THE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.

716/94 3054-A-1374
 719/94
 HOWARD COUNTY, MD. JUN

This Amended Plat is intended to supersede Final Development Plan Phase 11 Recorded among the Land Records of Howard County, Maryland in Plat Book 16 Folio 49.

VILLAGE OF WILDE LAKE
 SECTION 5
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN-A-I
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' SHEET 1 OF 6

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

[Signature]
 LAND SURVEYOR



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
 AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72
 AMENDED B.C.C. CASE 644 RESOLUTION APPROVED 01-07-74
 AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76
 AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86
 AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92
 AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92

HOWARD COUNTY PLANNING BOARD
[Signature] 6/23/94 *[Signature]* 6-23-94
 H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

DATE	PLAT NO.
RECORDED	

FINAL DEVELOPMENT PLAN CRITERIA

Phase ~~II-A-1~~

The Area included within this Final Development Plan Phase ~~II-A-1~~ is Applicable to Section 5, of the Village of Wilde Lake.

- 1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- 2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- 3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
- 4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
- 5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
- 6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d-(1):

The term "structure" does not include the following upon which no restriction as to location is imposed:

- walks
- shrubbery
- trees
- ornamental landscaping
- similar minor structures
- excavations or fill
- fencing under 6' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY:

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 5 feet of any property line not a right-of-way line for a public street, road, or highway, except, joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family detached dwelling units shall be 15' or greater.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

6B-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 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 6B-2, buildings and other structures may be located at any location within attached land use areas.

All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

6D 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 PERMITTED USES - Section 125-C-3-d-(2):

7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

7B-2 ATTACHED LAND USE AREAS

Lots 94 & 95 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 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 125-A-5-b 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. All, or a portion of, such lots may be operated as rental units. No more than 83 dwelling units may be constructed on said lots.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 57, 58, 85, 86, 89, 90, 91, and 97 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.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 93 and 96 are to be used for open space purposes. Any portion of lots 92 and 96 may be used as a vehicular right-of-way for a public or privately owned 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 uses as a right-of-way or in any event a right-of-way strip, not less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 125-A-8 of the Howard County Zoning Regulations.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 92 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of the school lot 92 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):

8A 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.

8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.

8E 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.

RECORDED
7/8/94 3054-A-1375
Law

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE IIA RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 16, FOLIO 50

VILLAGE OF WILDE LAKE
SECTION 5
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 6

9 PARKING REQUIREMENTS - Section 125-C-3-d(3):

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

No less than two (2) off-street parking spaces containing a minimum area of one hundred ~~sixtytwo (62)~~ square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred ~~sixtytwo (62)~~ square feet, for each dwelling unit shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways or adjacent to service drives and oriented diagonally or at right angles to such public roadways or service drives. Such parking areas may be part of the dedicated public right-of-way of such roadways if approved by the appropriate Howard County agencies.

9E 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, therefore, may be imposed by the Howard County Planning Board at the time a Site Development Plan is submitted for approval.

10 SETBACK PROVISIONS - Section 125-C-3-d(3):

10A GENERALLY:

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

10B ATTACHED LAND USE AREAS

1. Setbacks shall conform to the provisions set forth in Section 6 above.
2. Buildings and other structures may be located within one (1) foot of the right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

11 MINIMUM LOT SIZES - Section 125-C-3-d(3):

As shown on subdivision plat

12 COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED - RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes 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 minor structures.

12B-2 ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

12E 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 be covered by buildings or major structures except in accordance with a Site Development Plan as approved by the Howard County Planning Board.

RIGHT-OF-WAY AREAS

Part of the land within this Final Development Plan Phase shall be used as the right-of-way for a portion of Faulkner Ridge Circle, Twin Rivers Rd, Marble Farm Lane and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, which land shall be classified as apartments and commercial indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE

Land Use	Acres
S.F.M.D.	26.976
Apartments Roadway 4.785	4.785
S.F.A.	8.363
Commercial Roadway 0.478	0.478
Open Space Credited	13.492
Non-Credited	1.594
TOTAL	55.688

RECORDED PLAT 3054-A-1376
ON 7/31/94 AMONG THE LAND RECORDS
HOWARD COUNTY, MD. Law

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 11-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 16, FOLIO 51

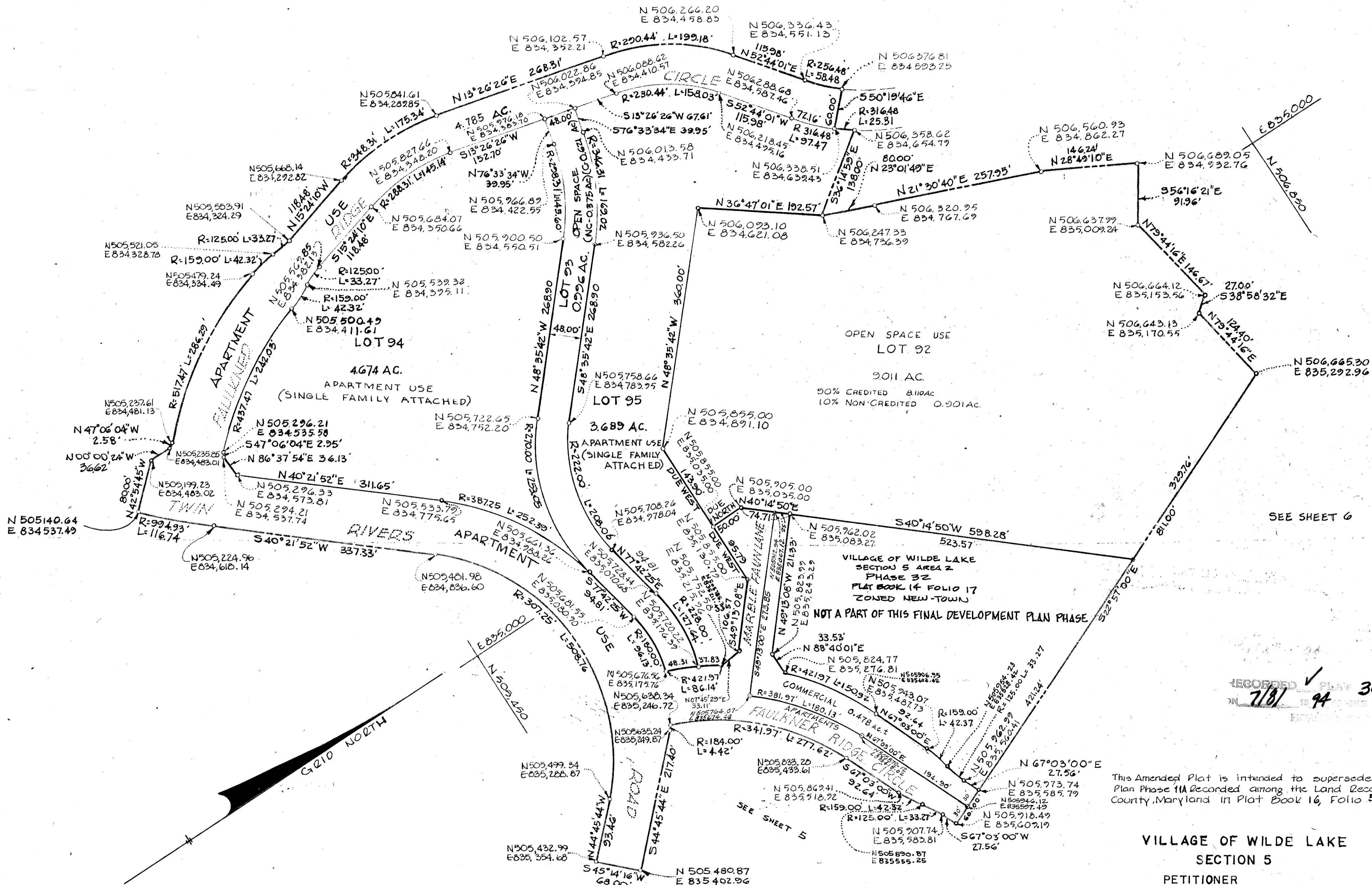
VILLAGE OF WILDE LAKE
SECTION 5
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN-A-I
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 6



SEE SHEET 6

VILLAGE OF WILDE LAKE
SECTION 5 AREA 2
PHASE 3Z
PLAT BOOK 14 FOLIO 17
ZONED NEW-TOWN
NOT A PART OF THIS FINAL DEVELOPMENT PLAN PHASE

RECORDED PLAT 3054-A-1377
7/18/94

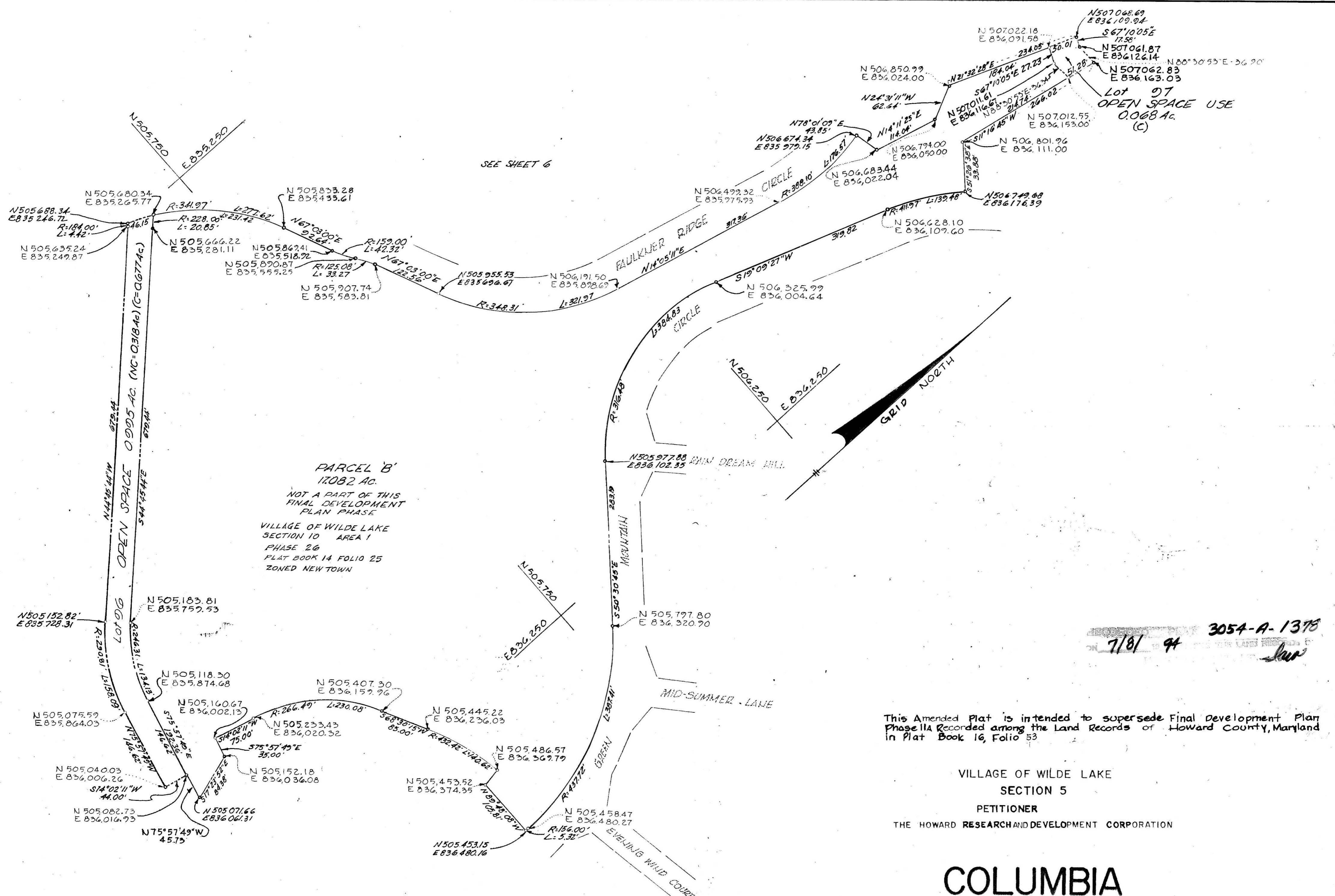
This Amended Plat is intended to supersede this Final Development Plan Phase 11A recorded among the Land Records of Howard County, Maryland in Plat Book 16, Folio 52

VILLAGE OF WILDE LAKE
SECTION 5
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN - A - I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' SHEET 4 OF 6



SEE SHEET 6

PARCEL B'
17,082 AC.
NOT A PART OF THIS
FINAL DEVELOPMENT
PLAN PHASE
VILLAGE OF WILDE LAKE
SECTION 10 AREA 1
PHASE 2G
PLAT BOOK 14 FOLIO 25
ZONED NEW TOWN

Lot 97
OPEN SPACE USE
0.068 Ac.
(C)

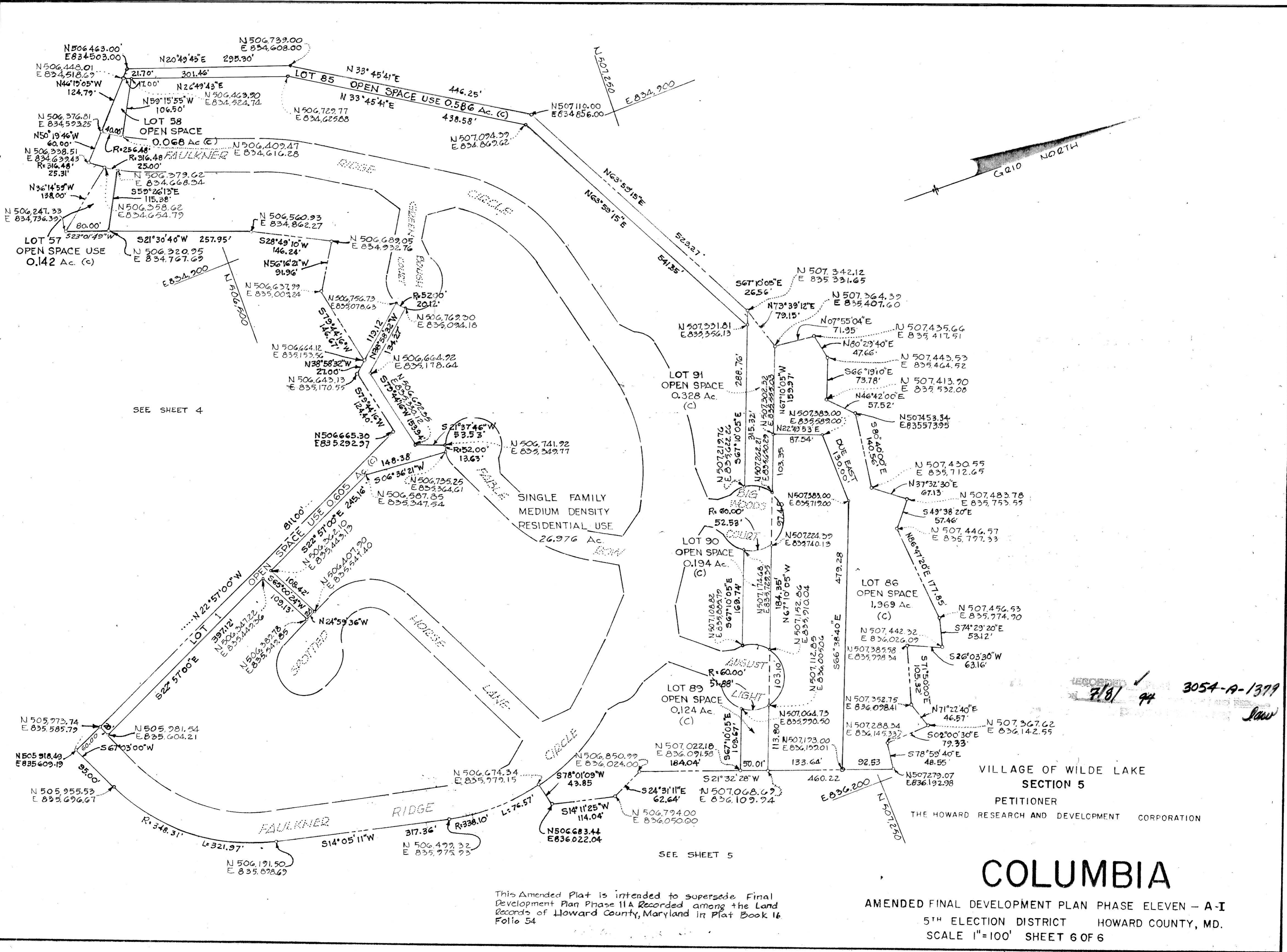
7/8/94 3054-A-1378
JW

This Amended Plat is intended to supersede Final Development Plan Phase IIA Recorded among the Land Records of Howard County, Maryland in Plat Book 16, Folio 53

VILLAGE OF WILDE LAKE
SECTION 5
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN - A - I
5TH ELECTION DISTRICT HOWARD COUNTY MD
SCALE 1" = 100' SHEET 5 OF 6



SEE SHEET 4

SEE SHEET 5

RECORDED
7/8/94
3054-A-1379
Law

VILLAGE OF WILDE LAKE
SECTION 5
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ELEVEN - A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 6 OF 6

This Amended Plat is intended to supersede Final Development Plan Phase 11A Recorded among the Land Records of Howard County, Maryland in Plat Book 16 Folio 54