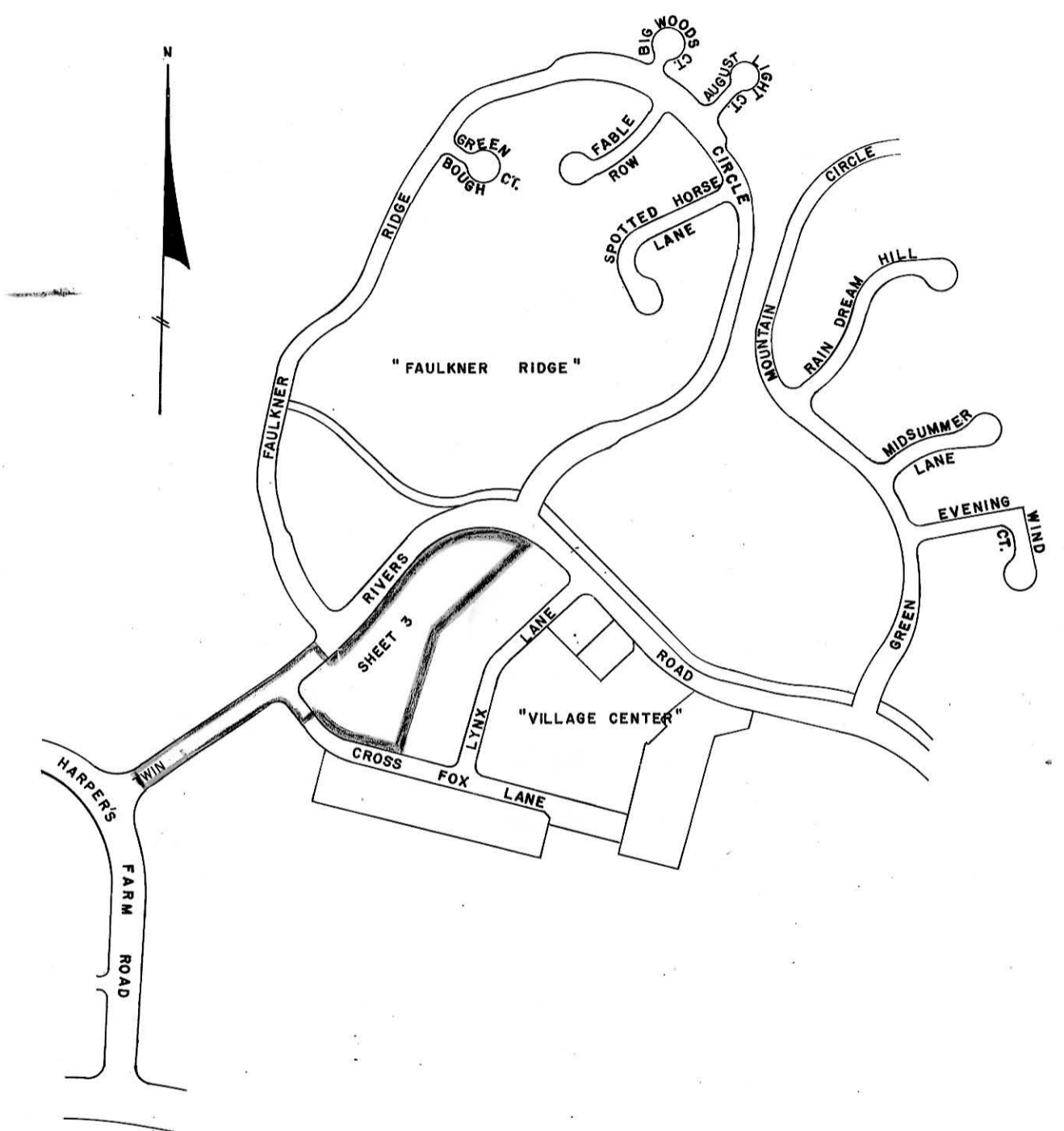


VICINITY MAP  
SCALE: 1 : 24,000



RECORDED PLAT BOOK 12 FOLIO 28  
ON 2/23 1968 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE  
SECTION 10  
AREA 2  
PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER  
THE VILLAGE OF CROSS KEYS  
BALTIMORE MARYLAND 21210

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SEVEN  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' SHEET 1 OF 3 NOVEMBER, 1967

PREPARED AS TO SHEETS 1 TO 3  
IN ACCORDANCE WITH THE ZONING  
REGULATIONS OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965

*Rowland T. Rodgers*  
LAND SURVEYORS SIGNATURE



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

HOWARD COUNTY PLANNING COMMISSION  
APPROVED AS TO LEGAL SUFFICIENCY  
*James N. Vaughn* 2/1/68 *William J. ...* 2-7-68  
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA -- PHASE 27

The area included within this Final Development Plan Phase is applicable to Section 10, Area 2 of the Village of Wilde Lake.

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):  
*To be shown on subdivision plat if required by the Howard County Planning Commission.*
2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):  
*To be shown on subdivision plat if required by the Howard County Planning Commission*
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):  
*To be shown on subdivision plat if required by the Howard County Planning Commission*
4. DRAINAGE FACILITIES - SECTION 17.031 A (4):  
*To be shown on subdivision plat if required by the Howard County Planning Commission*
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:  
*To be shown on subdivision plat if required by the Howard County Planning Commission*
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 17.031 D:
  - A. APARTMENT 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 use areas; provided, however, that the apartment 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, <sup>not to exceed 6 feet in height</sup> 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 and approved on a site development plan.

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.
7. PERMITTED USES - SECTION 17.031 D:
  - A. APARTMENT USE AREAS
 

Area 2, Lot 1, shall be devoted to apartment uses provided, however, that no more than an average of 15 dwelling units per acre may be constructed on Area 2, Lot 1.
8. HEIGHT LIMITATIONS - SECTION 17.031 E:
  - A. APARTMENT USE AREAS:
 

No structure shall be constructed more than 40 feet in height from

the highest adjoining ground elevation.

9. PARKING REQUIREMENTS - SECTION 17.031 E:
  - A. APARTMENT USE AREAS:
 

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Area 2, Lot 1 which is devoted to apartment uses.
10. SETBACK PROVISIONS - SECTION 17.031 E:
  - 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 17.031 E:
 

As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - SECTION 17.031 E:
  - A. APARTMENT 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.

TABULATION OF LAND USE IN ACRES

Zoning	Total
Apartments	8.237

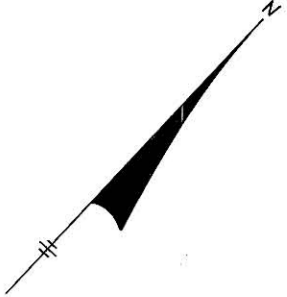
RECORDED PLAT BOOK 14 FOLIO 22  
ON 2/23 TO 68 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE  
SECTION 10  
AREA 2

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SEVEN  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
NOVEMBER, 1967 SHEET 2 OF 3



N 504,791.64  
E 833,926.89

N 504,726.70  
E 833,975.62

TWIN RIVERS ROAD  
ZONED APTS. 1.621 AC±  
RECORDED - PL. BK. 12/80

E 834,500  
N 505,500

FARMNER RIDGE CIRCLE

N 505,199.23  
E 834,483.02

RECORDED  
PL. BK. 12/54

N 504,829.18  
E 834,546.59

APARTMENT USE  
LOT NO. 1  
0.616 AC±

FARMNER RIDGE CIRCLE

N 505,514.11  
E 835,273.16

E 834,500  
N 504,500

E 835,500  
N 505,500

RECORDED PLAT BOOK 14 FOLIO 30  
ON 2/23 1968 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE  
SECTION 10  
AREA 2  
PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
THE VILLAGE OF CROSS KEYS  
BALTIMORE MARYLAND 21210

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-SEVEN  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' SHEET 3 OF 3 NOVEMBER, 1967