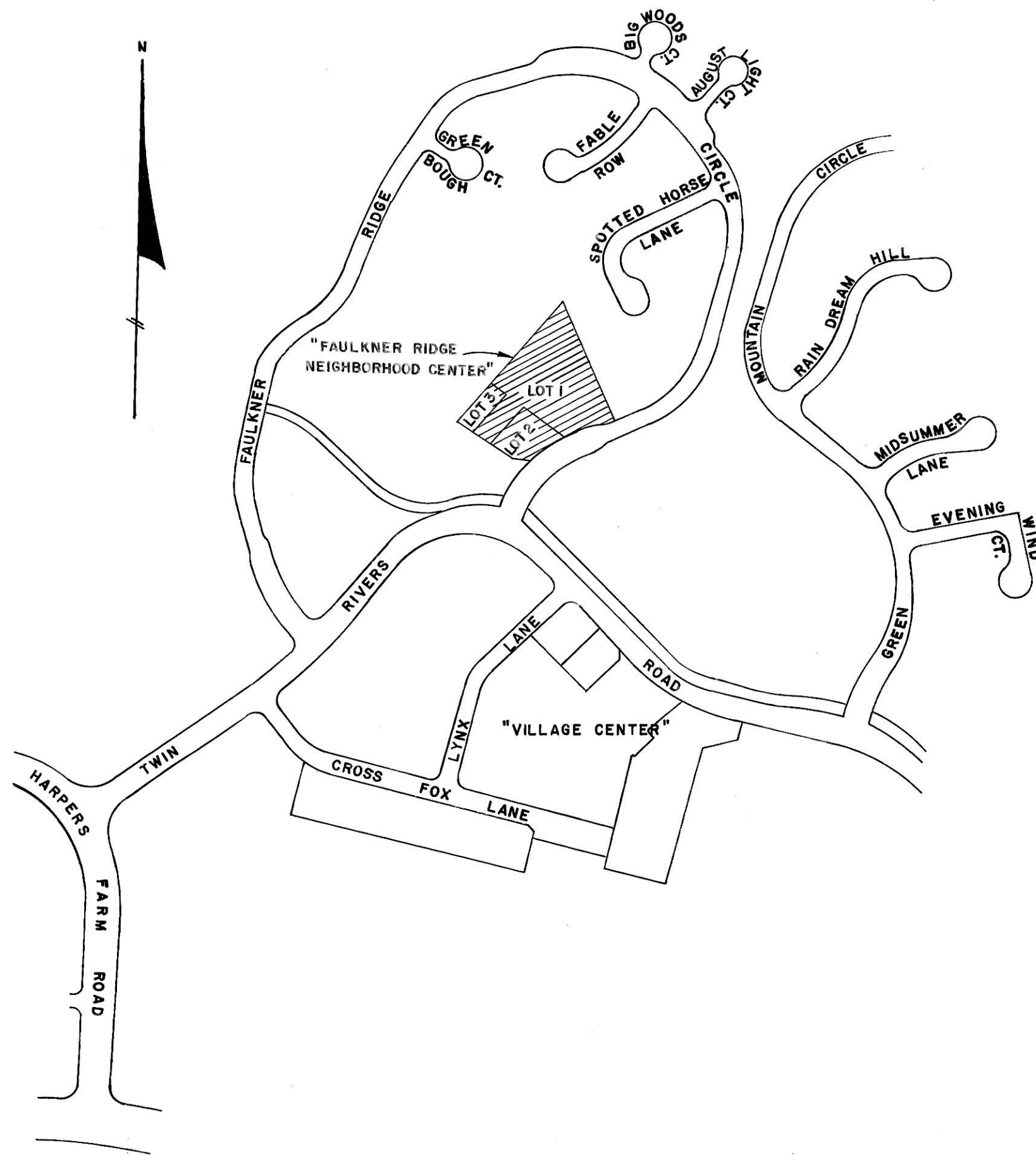


VICINITY MAP
SCALE: 1 : 24,000



RECORDED PLAT BOOK 14 FOLIO 17
ON 1/18 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 5
AREA 2
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-TWO
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
DECEMBER, 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

Benjamin T. Roberts
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 M. Vaughan 1/9/68 *William K. Danner* 1/10/68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA -- PHASE XXXII

VILLAGE OF WILDE LAKE, SECTION 5, AREA 2

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):
As shown on subdivision plats.
2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):
As shown on subdivision plats.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):
As shown on subdivision plats.
4. DRAINAGE FACILITIES - SECTION 17.031 A (4):
As shown on subdivision plats.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:
As shown on Final Development Plan.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES-

A. COMMERCIAL LAND USE AREAS

Buildings and other structures may be located at any location within commercial land use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

B. MINOR STRUCTURES

"No restriction is imposed upon the location of minor structures. The term "structure" as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, or other similar minor structures upon which no restrictions 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. Fences constructed on any lot within this Final Development 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."

C. OPEN SPACE LAND USE AREAS

No 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, 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.

7. PERMITTED USES - SECTION 17.031 D:

A. COMMERCIAL LAND USE AREAS

All uses permitted in commercial districts or commercial use zones are permitted in Lot 2 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

B. OPEN SPACE LAND USE AREAS

All open space land use areas within this Final Development Plan phase may be used as utility and drainage easements and for all open space 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 be used 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.

In computing the amount of land devoted to Open Space Use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90 percent of Lot 3 and only 90 percent of that portion of Lot 1 which is actually used for parking shall be evaluated as Open Space Use.

8. HEIGHT LIMITATIONS - SECTION 17.031 E:

A. COMMERCIAL LAND USE AREAS

No height limitation is imposed upon structures constructed within Lot 1 provided improvements thereon are constructed in accordance with a site development plan approved by

the Howard County Planning Commission.

B. 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 Commission.

9. PARKING REQUIREMENTS - SECTION 17.031 E:

A. COMMERCIAL LAND USE AREAS

Five parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 2.

B. 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, except, however, that a total of fifty parking spaces shall be provided on, or adjacent to, Lot 1 which shall be used jointly by Lot 1 and by the elementary school to be constructed adjacent to Lot 3.

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. COMMERCIAL LAND USE AREAS:

No coverage requirements is imposed upon land within this Final Development Plan Phase devoted to Commercial Uses.

B. OPEN SPACE USES:

No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

C. SCHOOL SITES:

No coverage requirement is imposed upon land within this Final Development Plan Phase used as a School Site."

TABULATION OF LAND USE (IN ACRES)

Land Use	Acres
Commercial	0.448
Open Space	
Credited	2.348
Non-Credited	0.236
Totals	3.032

RECORDED PLAT BOOK 14 FOLIO 18
ON 1/18 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
SECTION 5 AREA 2

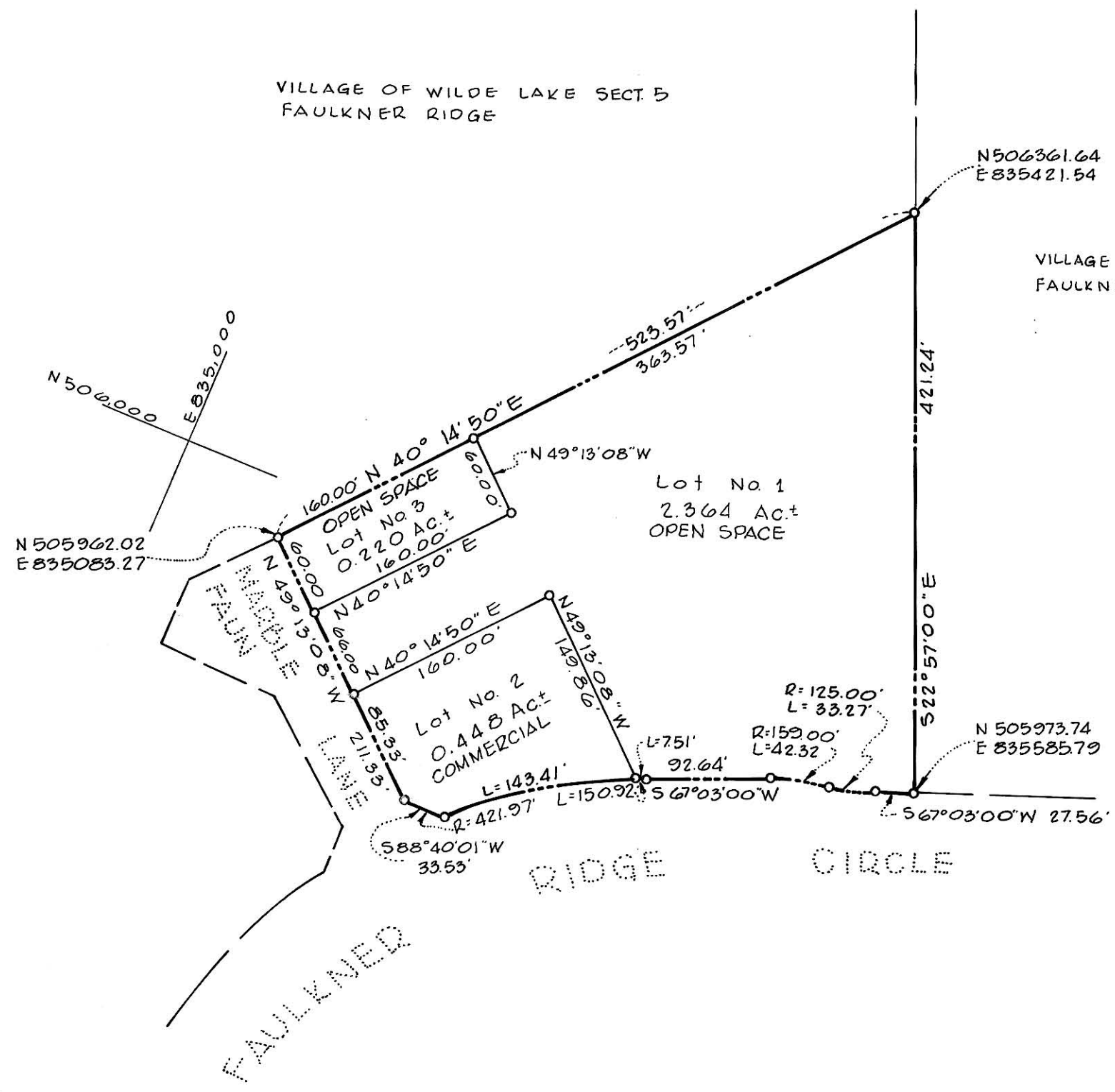
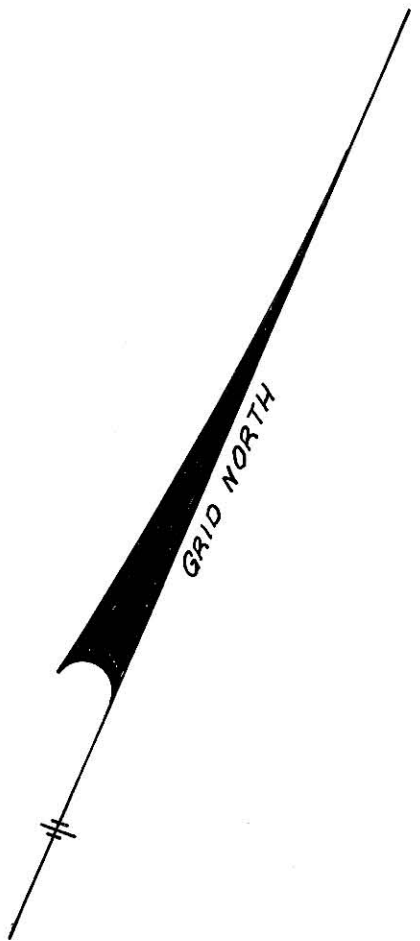
PETITIONER

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY TWO,
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

DECEMBER, 1967



RECORDED - PLAT BOOK 14 FOLIO 19
 ON 1/18 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
 SECTION 5
 AREA 2
 PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-TWO
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100'
 DECEMBER, 1967