

VICINITY MAP
SCALE: 1" = 24,000'

RECORDED PLAT BOOK 16 FOLIO 78
ON 1/20 1962 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
RECORDED 463/196

VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES
SECTION 10 AREA 4
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY - ONE A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' MARCH, 1968 SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard W. Rodgers
LAND SURVEYOR'S 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. Vawter 1/17/68 *Walter D. Danner* 1/17/68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

NOTE:
THIS PLAN HAS BEEN AMENDED
TO REFLECT ADJUSTMENT IN
UNIT COUNT

THIS AMENDED PLAT IS INTENDED
TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE FORTY-ONE RECORDED
AMONG THE LAND RECORDS OF HOWARD
COUNTY IN PLATBOOK 16 FOLIO 9

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 41 A

VILLAGE OF WILDE LAKE, SECTION 10, AREA 4

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Commission. Vehicular ingress and egress to Governor Warfield Parkway will be permitted only at points of access approved 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 LAND 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 land use areas, provided such apartment land 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 not to exceed six (6) feet in height, 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.
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, except in accordance with a site development plan approved by the Howard County Planning Commission.
 - B. 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 development 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 not to exceed 6 feet in height, signs, or other similar minor structures. Determination of the specific character of "similar minor structures"

and setbacks applicable thereto will be made 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 development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USE AREAS

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. APARTMENT LAND USE AREAS
Lot 2 shall be devoted to apartment uses provided, however, that no more than fifty-eight (58) dwelling units shall be constructed on said lot.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
Lot 4 shall be devoted to single family attached land uses, 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 development 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 17.014 B through 17.014 B (4) 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.
 - C. 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.
Lot 1 is to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto.
Lot 3 is to be used for all open space purposes.
8. HEIGHT LIMITATIONS - Section 17.031 E:
 - A. APARTMENT LAND USE AREAS
No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation.

- B. SINGLE FAMILY ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.
 - C. 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. APARTMENT LAND USE AREAS
No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Lot 2 devoted to apartment uses.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
No less than 2 parking spaces for each dwelling unit shall be provided adjacent of 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 at right angles to such roadways or service drives. Such parking areas may be part of the dedicated R/W of such roadways if approved by the appropriate County agencies.
 - C. OPEN SPACE LAND USE AREAS
Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, and if required, will be imposed upon the submittal of a site development plan for approval by the Howard County Planning Commission.

NOTES:

This plan has been amended to reflect adjustment in Unit count.
This amended plat is intended to supersede final development plan phase forty-one recorded among the Land of Howard County in Platbook 16, Folio 10.

RECORDED PLAT BOOK 16 FOLIO 72
ON 1/20 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES
SECTION 10 AREA 4
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-ONE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH, 1968 SHEET 2 OF 4

10. SETBACK PROVISIONS - Section 17.031 E:

A. APARTMENT LAND USE AREAS

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

B. SINGLE FAMILY ATTACHED LAND USE AREAS

- 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 if in accordance with a site development plan approved by the Howard County Planning Commission. All streets, other than Twin Rivers Road and Governor Warfield Parkway, are interior streets. Buildings and other major structures shall not be located within thirty feet of the rights-of-way of Twin Rivers Road and Governor Warfield Parkway.

C. OPEN SPACE LAND USE AREAS

- 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, provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission

11. MINIMUM LOT SIZES - Section 17.031 E:

A. APARTMENT LAND USE AREAS

As shown on subdivision plat.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

As shown on subdivision plat.

C. OPEN SPACE LAND USE AREAS

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

A. APARTMENT LAND 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.

B. SINGLE FAMILY ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land devoted to single family attached uses.

C. OPEN SPACE LAND 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.

TABULATION OF LAND USE

Land Use	Acres
Apartments S.F.A.	3.506 10.822
Open Space Credited	0.400
Non-Credited	10.000
TOTAL	24.128

RECORDED PLAT BOOK 16 FOLIO 80
ON 1/20 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

NOTE:

THIS PLAN HAS BEEN AMENDED TO REFLECT ADJUSTMENT IN UNIT COUNT.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE FORTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLATBOOK 16 FOLIO 11

VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES

SECTION 10 AREA 4

PETITIONER AND OWNER

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

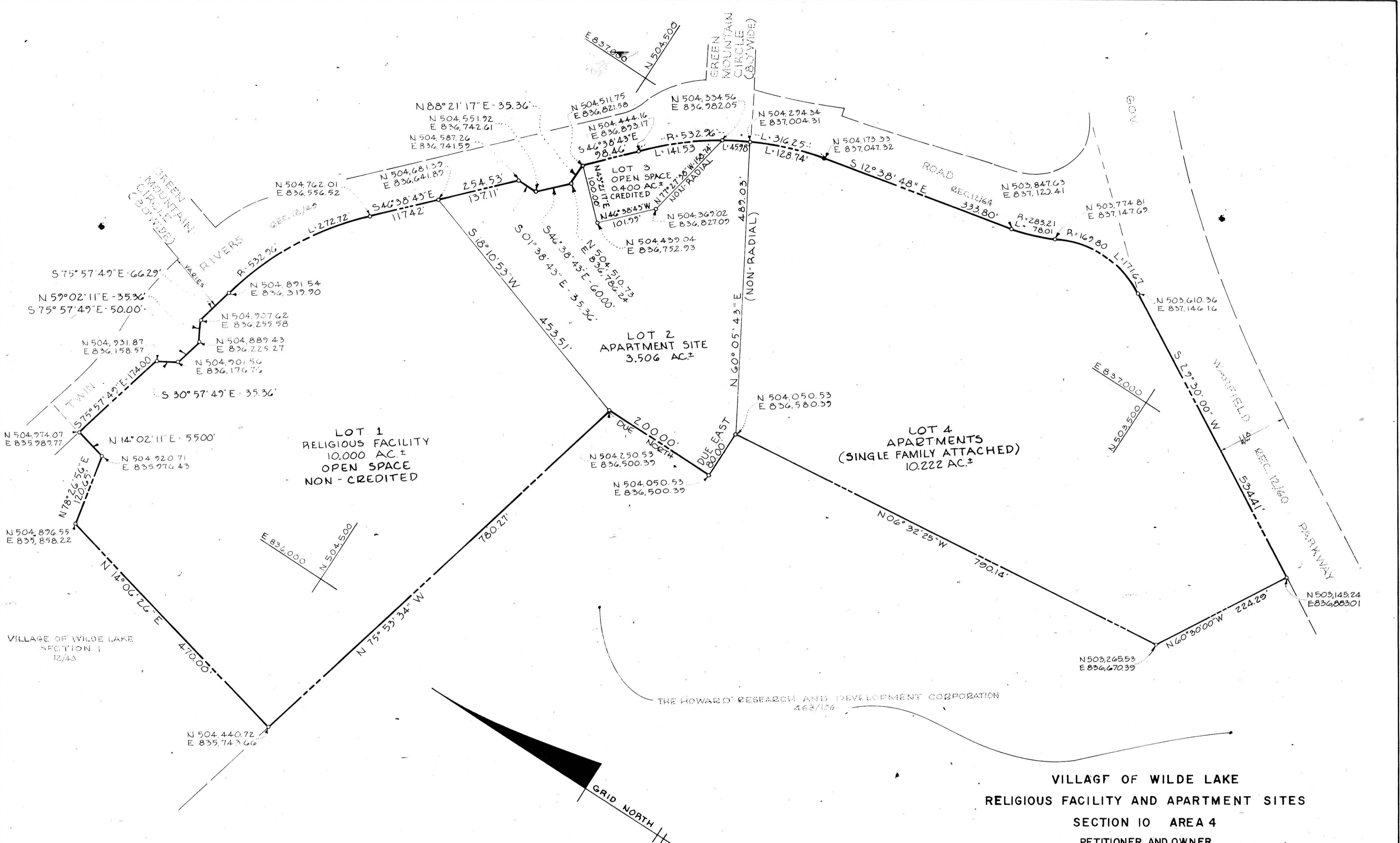
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-ONE A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

MARCH, 1968

SHEET 3 OF 4



VILLAGE OF WILDE LAKE
SECTION 10
12/43

RECORDED PLAT BOOK 16 FOLIO 81
ON 1/20 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
468/126

VILLAGE OF WILDE LAKE
RELIGIOUS FACILITY AND APARTMENT SITES
SECTION 10 AREA 4
PETITIONER AND OWNER

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

NOTE:
THIS PLAN HAS BEEN AMENDED
TO REFLECT ADJUSTMENT IN
UNIT COUNT.

THIS AMENDED PLAT IS
INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN
PHASE FORTY-ONE RECORDED
AMONG THE LAND RECORDS OF
HOWARD COUNTY IN PLATBOOK
16 FOLIO 12

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY - ONE A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH, 1968 SHEET 4 OF 4