

RECORDED PLAT BOOK II FOLIO 23
 ON MARCH 2, 1967 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

NOTE:
 THIS IS A MAP PROVIDING FOR LAND USE CONTROLS
 AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE
 WITH SECTION 17 OF THE HOWARD COUNTY ZONING
 REGULATIONS AND IS NOT A SUBDIVISION MAP

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVEN & EIGHT
 5TH ELECTION DISTRICT HOWARD COUNTY MD.

SCALE: 1" = 400' FEB. 1967
 SHEET 1 OF 5

PREPARED AS TO SHEETS 4 TO 5
 IN ACCORDANCE WITH THE ZONING
 REGULATIONS OF HOWARD COUNTY
 ADOPTED MAY 16, 1961, AND AS
 AMENDED MAY 17, 1963.

Charles J. Smith
 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

J. N. Vaughan 3/11/67 H.C.P.C. COUNSEL DATE
Ralph L. Prince 3/11/67 H.C.P.C. CHAIRMAN DATE

14

788

COLUMBIA
FINAL DEVELOPMENT PLAN
PHASES VII and VIII

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
No requirements are imposed under Section 17.031 A (1).
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
No requirements are imposed under Section 17.031 A (2).
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
No requirements are imposed under Section 17.031 A (3).
4. DRAINAGE FACILITIES - Section 17.031 A (4):
No requirements are imposed under Section 17.031 A (4).
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USE - Section 17.031 B (5):
No requirements are imposed under Section 17.031 B (5).
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 B:
 - A. 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 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, signs, or other similar minor structures. Determination of the specific character of "similar minor structures" will be made in accordance with a site plan approved 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 plan approved by the Howard County Planning Commission.

B. OPEN SPACE LAND USE AREAS:

No buildings or other major 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; or within 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 plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D:

A. SINGLE FAMILY ATTACHED LAND USE AREAS:

Areas within the land encompassed by this Final Development Plan phase designated for Single Family Attached Land Use shall be used for such use 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 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 17.018 D 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.

B. OPEN SPACE LAND USE AREAS:

Areas within the land encompassed by this Final Development Plan phase designated for Open Space Use shall be used only for such use.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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

9. PARKING REQUIREMENTS - Section 17.031 E:

No less than 1-1/2 parking spaces for each dwelling unit shall be provided adjacent to such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways, and oriented at right angles to such public roadways. Such parking areas may be part of the dedicated public right-of-way of such roadways.

10. SETBACK PROVISIONS - Section 17.031 E:

- 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 constructed upon the land encompassed by this Final Development Plan phase. All streets, other than the Governor Warfield Parkway, Green Mountain Circle, and Windstream Drive, are interior streets. Buildings and other major structures shall not be located within twenty feet of the Governor Warfield Parkway, Green Mountain Circle, and Windstream Drive.

VILLAGE OF WILDE LAKE

RECORDED PLAT BOOK 11 FOLIO 24
ON MARCH 2 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

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

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FINAL DEVELOPMENT PLAN PHASE SEVEN AND EIGHT
5TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE: 1"=100" FEB. 1967

11. MINIMUM LOT SIZES - Section 17.031 E:

No minimum lot size is imposed upon the land within
this Final Development Plan phase.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

No coverage requirement is imposed upon the land within
this Final Development Plan phase.

RECORDED AT BOOK 11 FOLIO 25
ON MARCH 2 1967 INTO THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE

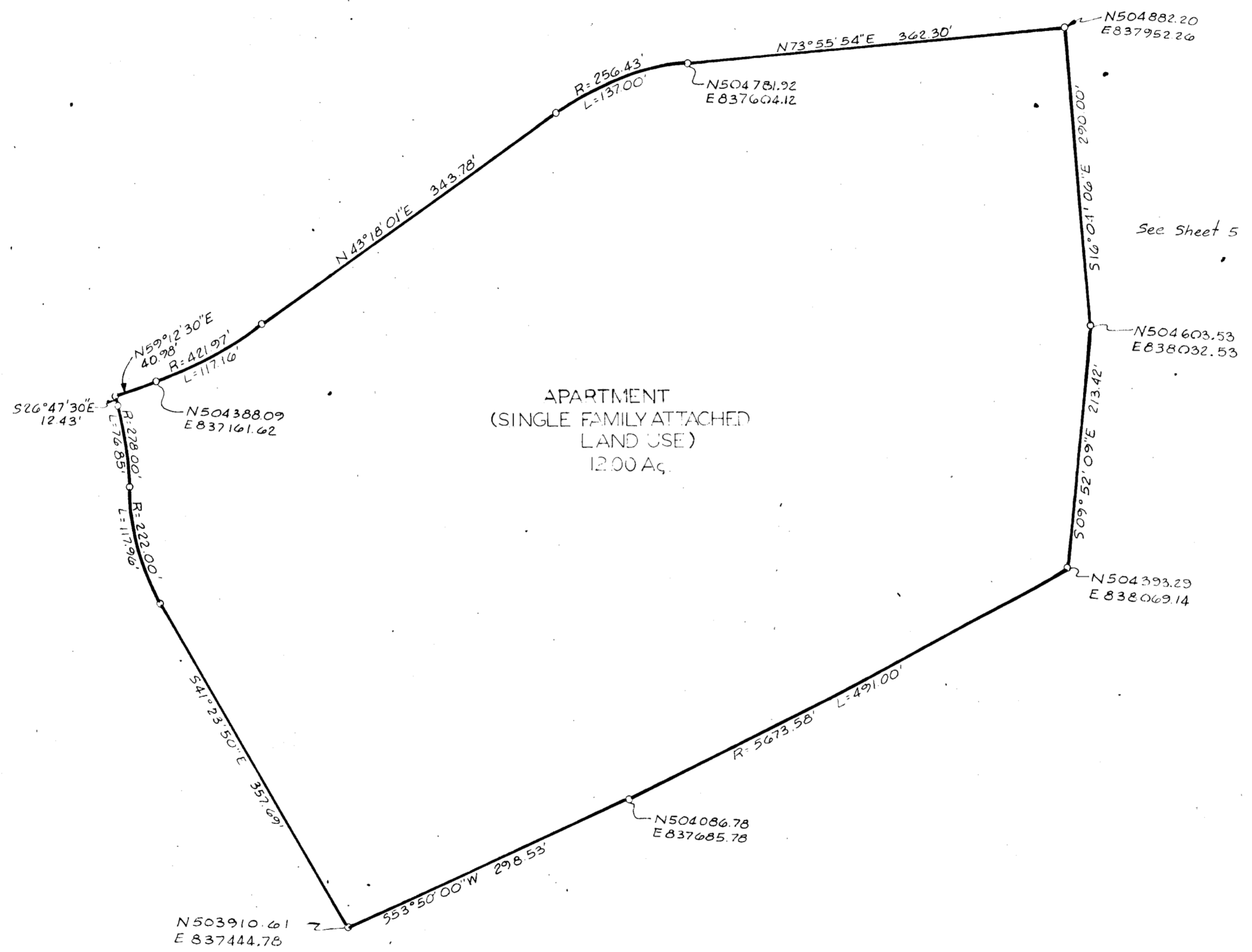
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FINAL DEVELOPMENT PLAN PHASE SEVEN & EIGHT
5TH ELECTION DISTRICT HOWARD COUNTY MD.

SCALE: 1"=100' FEB. 1967

SHEET 3 OF 5



See Sheet 5

RECORDED IN BOOK 11 FOLIO 26
ON MARCH 2 1967 IN THE LAND RECORDS OF
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VILLAGE OF WILDE LAKE

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