

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 17, 1963

Richard B. Brown
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. ... H.C.P.C. COUNSEL DATE *William J. ...* H.C.P.C. CHAIRMAN DATE

RECORDED - PLAT BOOK 11, FOLIO 47
ON MAY 24, 1967, AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE

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

COLUMBIA

PB 11 F 47

FINAL DEVELOPMENT PLAN PHASE ELEVEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' APRIL 18, 1967

VILLAGE OF WILDE LAKE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE XI

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 subdivision plats.
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 use areas.
The term "structure" as used in this Final Development Plan Phase shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" 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, road 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.
 - B. Single Family Residential Land Use Areas
No structure shall be located upon lots devoted to single family residential land use within 20 feet of the right-of-way of any public street, road, or highway, except however, that structures may be constructed at any location within such twenty-foot front yard setback area if such construction is in accordance with a site plan approved by the Howard County Planning Commission.

No structure shall be located within five 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.

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; 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.

D. School Sites:

No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway nor within 25 feet of any property line.

7. PERMITTED USES - SECTION 17.031 D:

Lot numbers indicated below refer to the lots described in Section 5 of the Village of Wilde Lake Subdivision.

A. Apartment Land Use Areas:

Lots 94 and 95 shall be devoted to apartment uses provided, however, that no more than 70 dwelling units may be constructed upon Lot 94, and no more than 55 dwelling units may be constructed upon Lot 95.

B. Single Family Land Use Areas:

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

C. Open Space Land Use Areas:

Lots 1, 57, 58, 85, 86, 89, 90, 91, and 97 are to be used for all Open Space Uses, including, but not limited to, pedestrian and bicycle pathways; all such open space land use areas may be used as utility and drainage easements.
Any portion of Lots 93 and 96 may be used as a vehicular right-of-way for a public or privately owned transportation system.

The traveled area actually used as a right-of-way, or in any event a right-of-way strip no less than 30 feet in width shall not in such event be considered in computing the minimum amount of land devoted to open space use as required by Section 17.018 of the Howard County Zoning Regulations.

D. School Sites:

Lot 92 shall be used as a public school. 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% of Lot 92 shall be evaluated as Open Space Use.

3. 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 Residential Land Use Areas:

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation upon lots devoted to single family land uses.

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 plan approved by the Howard County Planning Commission.

D. School Sites:

No structure shall be constructed upon areas designed as school sites more than 35 feet in height from the highest adjoining ground elevations.

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5TH ELECTION DISTRICT HOWARD COUNTY, MD.
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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, or adjacent to, each lot devoted to apartment uses.

B. Single Family Land Use Areas:

No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.

C. Open Space Land Use Areas:

No parking requirements are imposed upon any of the land within this Final Development Plan Phase classified as Open Space Use.

D. Parcel A:

Parking for a minimum of fifty (50) cars shall be provided in Parcel A or adjacent to, Lot 92. Such parking need not be exclusive, but may also be used to serve the Neighborhood Center to be constructed on Parcel A.

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 thirty percent (30%) of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the area for sidewalks, paved parking areas, trees and shrubbery, and similar items.

B. Single Family Residential Land Use Areas:

In no event shall more than thirty 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 items.

C. 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.

D. 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

Zoning Use	Totals	Permitted Units
S.F.M.D.	26.376	
Apts.	13.626	125
Open Space		
Credited (C)	13.492	
Non-Cred. (NC)	1.594	
Totals	55.688	

"Units Permitted," as shown above, is informational only. Permitted apartment density under all phases of the Columbia Final Development Plan, as set forth in Section 17.012 C of the Howard County Zoning Regulations, is to be determined on the basis of units actually constructed, not on the basis of units permitted. Where, however, the "Permitted" average apartment density within the Columbia New Town District exceeds 15 units per acre, the Howard County Planning Commission may require, as a condition of approval of final development plan phases permitting additional apartment uses, that the petitioner waive the right to construct additional apartments on specific sites where the permitted number of apartment units is less than the number of apartment units constructed.

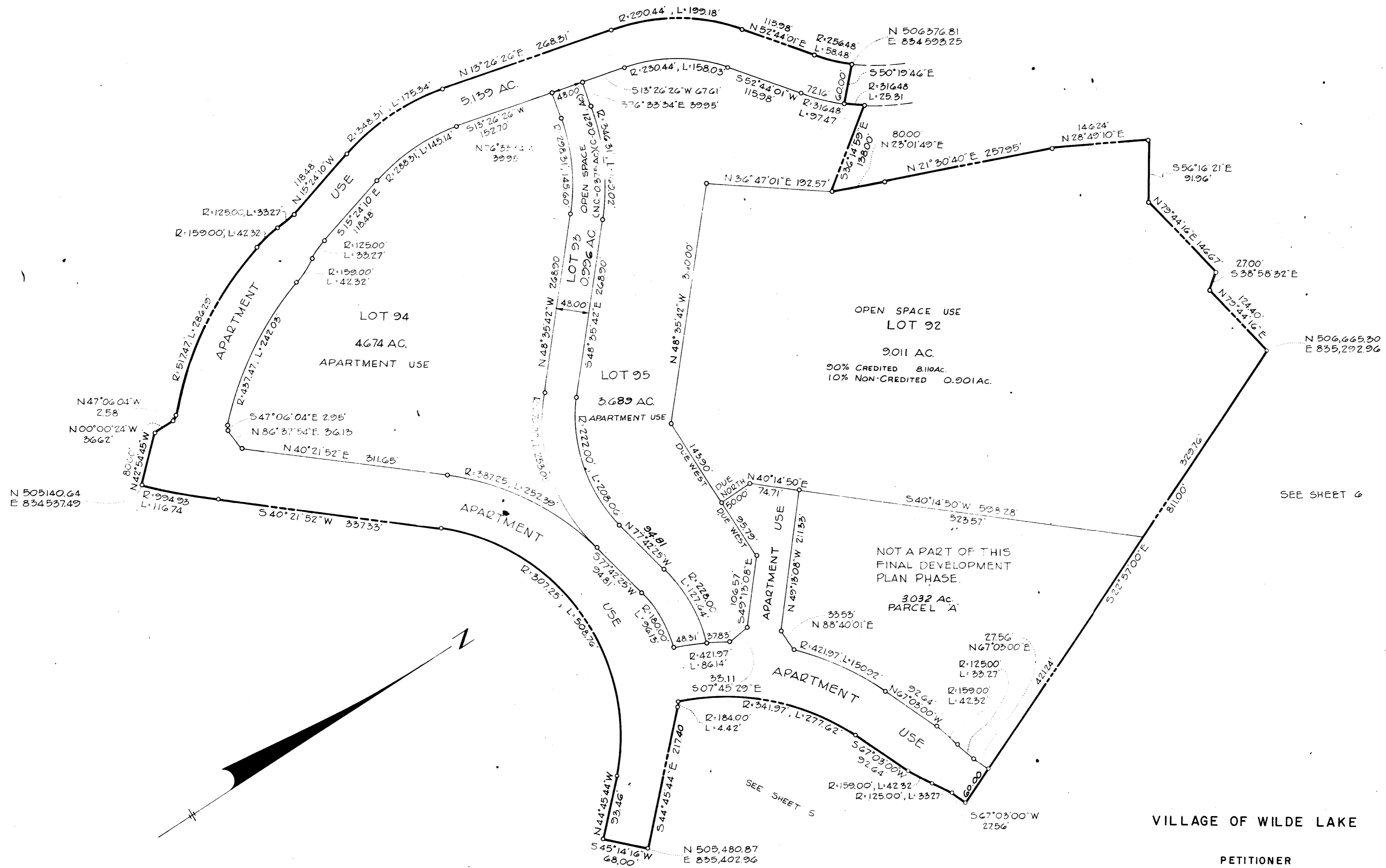
The acreage devoted to apartment uses, as designated herein, shall include streets within the areas designated as "apartment use" for the purpose of determining the maximum percentage of total area within the district which may be classified as apartment use, as set forth in Section 17.018 of the Howard County Zoning Regulations, and for the purpose of determining the permitted average apartment unit density within the Columbia New Town District.

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RECORDED PLAT BOOK II, FOLIO 49
 ON MAY 24, 1967, AMONG THE LAND RECORDS OF HOWARD CO. MD. 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 APRIL 18, 1967

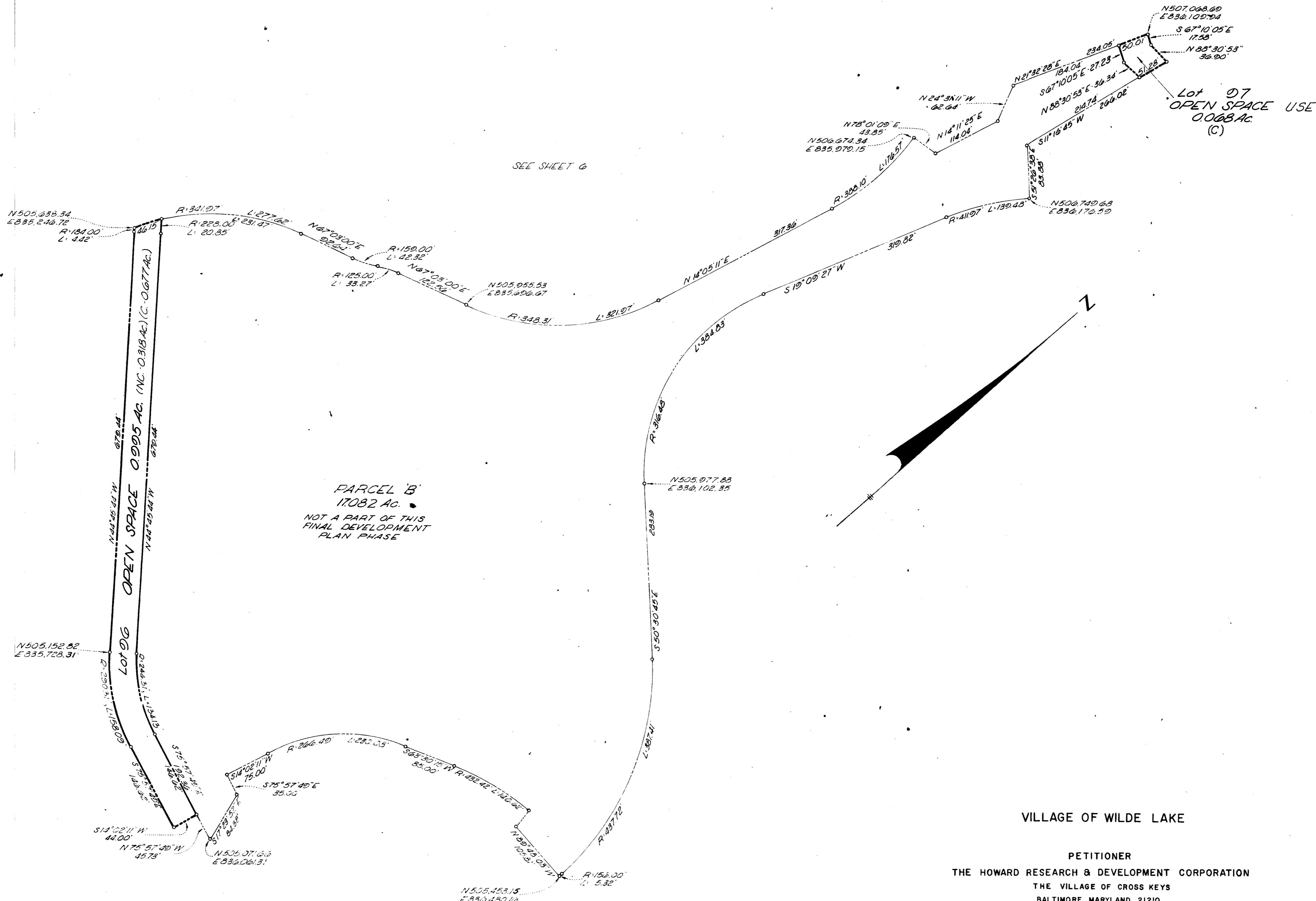


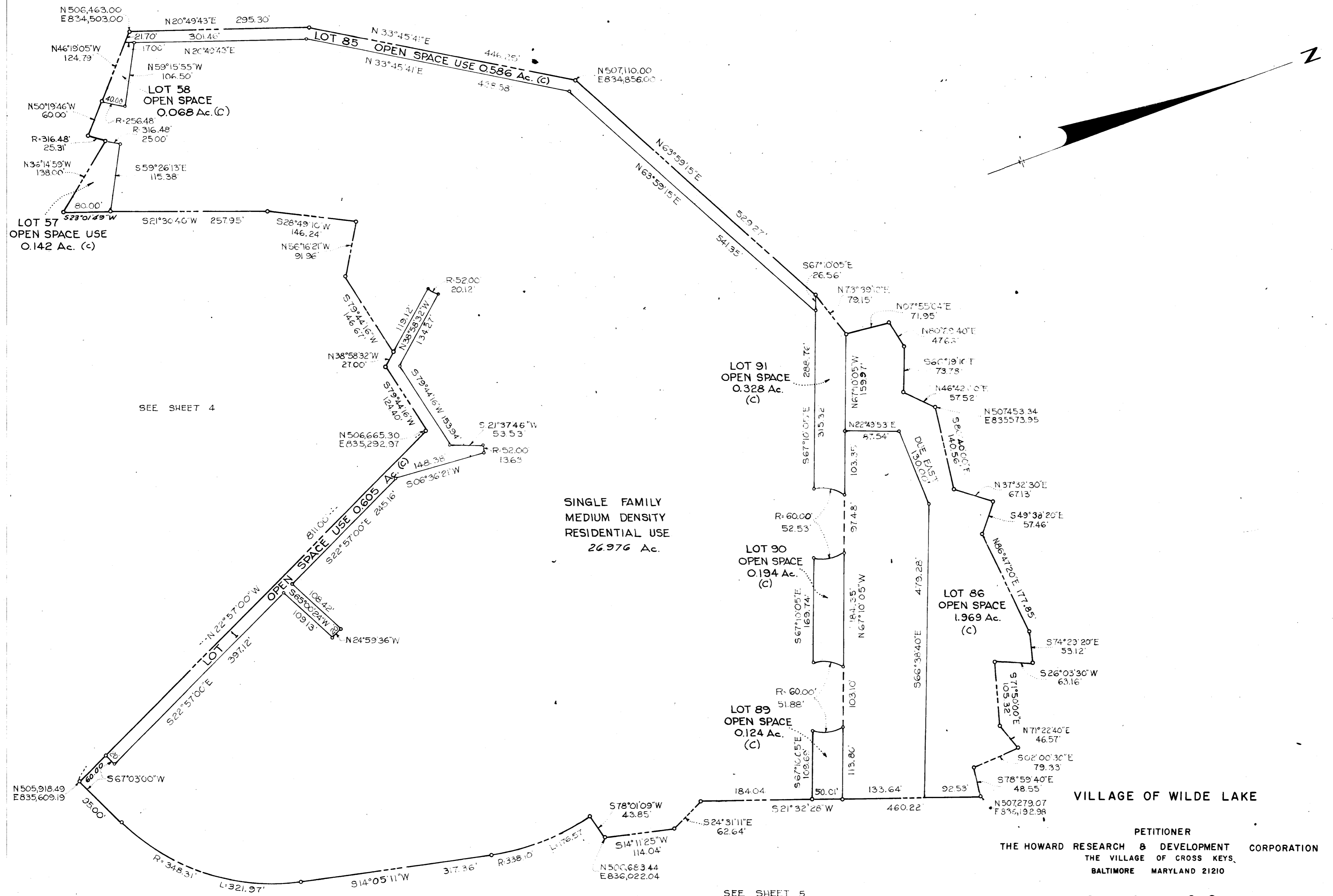
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