PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
RESUBDIVISION OF VILLAGE OF WILDE LAKE

LOCATION OF SITE

TWIN RIVERS ROAD @ LYNX LANE, COLUMBIA, MARYLAND 21042
ZONING: NT, 5TH ELECTION DISTRICT
TAX MAP 29, GRID 24, TM PARCEL 272, LOTS 3-6 AND
TAX MAP 29, GRID 24, PARCEL 132, LOTS 1-3
HOWARD COUNTY, MARYLAND

SETBACK COMPLIANCE CHART

LOT NO.	USE PROPOSED	FDP	NORTH SETBACK			SOUTH SETBACK			EAST SETBACK			WEST SETBACK		
			BUILDING		DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION
			PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION
1	COMMERCIAL	FDP-2-A-VIII	98.20'	25'	TWIN RIVERS ROAD	12.00'	0'	INTERNAL	24.45'	0'	INTERNAL	82.18'	0'	INTERNAL
2	COMMERICIAL	FDP-2-A-VIII & FDP-39A	107.02'	25'	TWIN RIVERS ROAD	113.15'	0'	CROSS FOX LANE AND INTERNAL	10.12'	0'	ADJACENT NT ZONE	35.69'	0'	ADJACENT NT ZONE
3	APARTMENT	FDP-2-A-VIII	14.92'	5'	INTERNAL	1.41'	0'	CROSS FOX LANE	14.00'	5'	INTERNAL	0'	5'	INTERNAL
4	APARTMENT	FDP-39A	10.00'	5'	INTERNAL	1.99'	0'	CROSS FOX LANE	0'	5'	INTERNAL	5.65'	5'	ADJACENT NT ZONE

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA: 444,876 S.F. OR 10.21 AC.

B. LIMIT OF DISTURBED AREA: 520,429 S.F. OR 11.95 AC.

C. PRESENT ZONING: NT (NEW TOWN)

D. PROPOSED USE: MIXED USE DEVELOPMENT - VILLAGE CENTER

E. FLOOR AREA: RETAIL: 41,013 S.F.
RESTAURANT: 12,000 S.F.
FAST FOOD RESTAURANT: 8,200 S.F.
OFFICE: 19,779 S.F.
MEDICAL/DENTAL OFFICE: 10,000 S.F.
RESIDENTIAL: 275,431 S.F. (TOTAL: 366,423 S.F.)

F. TOTAL NUMBER OF RESIDENTIAL UNITS ALLOWED : 250 UNITS

G. TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED ON SUBMISSION: 250 UNITS

H. MAXIMUM NUMBER OF EMPLOYEES: N/A
MAXIMUM NUMBER OF TENANTS: N/A

I. PARKING SPACES REQUIRED: TOTAL SITE
RESIDENTIAL:
1.25 SPACES PER DU x 250 DU = 313 SPACES (276 SPACES PER SHARED PARKING ANALYSIS)
RETAIL:
5.0 SPACES PER 1,000 S.F. x 41,013 S.F. = 205 SPACES (205 SPACES PER SHARED PARKING ANALYSIS)
GENERAL OFFICE:
3.0 SPACES PER 1,000 S.F. x 19,779 S.F. = 59 SPACES (59 SPACES PER SHARED PARKING ANALYSIS)
MEDICAL/DENTAL OFFICE:
3.0 SPACES PER 1,000 S.F. x 10,000 S.F. = 30 SPACES (30 SPACES PER SHARED PARKING ANALYSIS)
RESTAURANT:
5.0 SPACES PER 1,000 S.F. x 12,000 S.F. = 60 SPACES (42 SPACES PER SHARED PARKING ANALYSIS)
FAST FOOD RESTAURANT:
5.0 SPACES PER 1,000 S.F. x 8,200 S.F. = 41 SPACES (38 SPACES PER SHARED PARKING ANALYSIS)
HEALTH CLUB:
67 SPACES REQUIRED (42 SPACES PER SHARED PARKING ANALYSIS)
TOTAL SPACES REQUIRED = 775 SPACES WITH 692 SPACES REQUIRED PER THE SHARED PARKING ANALYSIS
(REFER TO WILDE LAKE VILLAGE CENTER SHARED PARKING TABLE ON SHEET 13)

J. PARKING SPACES PROVIDED:
STANDARD PARKING SPACES (9'x18') = 674 SPACES
HANDICAP (8'x18') = 31 SPACES
TOTAL = 705 SPACES

K. GREEN SPACE ON SITE: 2.03 AC. OR 21.8% OF SITE AREA.
Z
L. AREA OF AMENITY AREA REQUIRED: N/A

M. BUILDING COVERAGE

	PERMITTED	PROVIDED
LOT 1:	NO REQUIREMENT	22% (LOT AREA)
LOT 2:	NO REQUIREMENT	18% (LOT AREA)
LOT 3:	NO REQUIREMENT	68% (LOT AREA)
LOT 4:	NO REQUIREMENT	71% (LOT AREA)

N. APPLICABLE DPZ FILE REFERENCE: ZB-1096m, SDP-93-087, SDP-94-045, F-70-67, FDP-39-A, FDP-2-A-VIII, F-66-045, PB 12 F 43 (PLAT), SDP-70-074, SDP-72-064, SDP-72-083, SDP-77-087, SDP-85-204, SDP-87-111.

O. PARKING RATIOS WILL BE REVIEWED AND APPROVED DURING THE SITE DEVELOPMENT PLAN PROCESS BASED ON THE MIX OF RESIDENTIAL UNITS AND A PARKING ANALYSIS THAT WILL BE SUBMITTED BY THE APPLICANT.

P. COMMERCIAL SQUARE FOOTAGE:
REQUIRED PER ZB-1096m: 85,000 S.F.
PROPOSED: 90,992 S.F.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

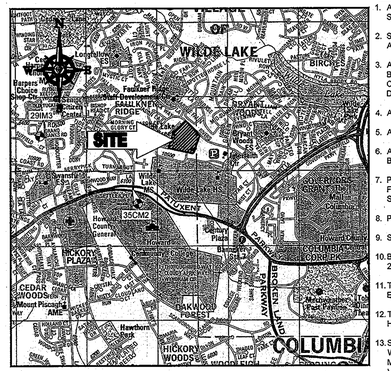
PLANNING DIRECTOR JMP DATE 2/21/13

SUMMARY TABLE

"SITE AREA"	9.85 AC.
ESDv	0.268 AC-FT. (REQUIRED), 0.268 AC-FT. (PROVIDED)
Rev	NOT REQUIRED (REDEVELOPMENT)
CPv	NOT REQUIRED (REDEVELOPMENT)
QP10	NOT REQUIRED (REDEVELOPMENT)
QP100	NOT REQUIRED (REDEVELOPMENT)

LOT SIZE CHART

LOT NO.	GROSS AREA
1	58,947.51 SF (1.35 AC)
2	275,999.61 SF (6.34 AC)
3	76,161.79 SF (1.75 AC)
4	33,766.83 SF (0.77 AC)
TOTAL = 444,875.74 SF OR 10.21 AC	



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20502153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

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GENERAL NOTES

1. AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER JULY 28, 2006, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
2. SUBJECT PROPERTY ZONED NT (NEW TOWN) DISTRICT PER THE 2/2/04 COMPREHENSIVE ZONING REGULATIONS AND THE COMP. LITE EFFECTIVE 7/28/06 AS WELL AS ZB 1096m.
3. A. GROSS AREA OF TRACT = 10.21 AC.
   B. AREA OF FLOODPLAIN = 0.00 AC.
   C. AREA OF 25% OR GREATER SLOPES = 0.00 AC.
   D. NET AREA OF TRACT = 10.21 AC.
4. AREA OF PROPOSED ROAD R/W = 0.00 AC.
5. AREA OF PROPOSED PARCELS = 10.21 AC.
6. A. NUMBER OF PARCELS PROPOSED: 4 (TOTAL)
   B. BUILDABLE = 4
7. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ZB-1096m, SDP-93-087, SDP-94-045, F-70-67, FDP-39-A, FDP-2-A-VIII, F-66-045, PB 12 F 43 (PLAT), SDP-70-074, SDP-72-064, SDP-72-083, SDP-77-087, SDP-85-204, SDP-87-111.
8. PUBLIC WATER AND SEWER SHALL BE UTILIZED TO SERVE THIS DEVELOPMENT.
9. SOILS INFORMATION TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND, ISSUED SEPTEMBER 2006.
10. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED SEPTEMBER 28, 2011.
11. TOPOGRAPHIC CONTOURS BASED ON BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY BOHLER ENGINEERING, DATED SEPTEMBER 28, 2011.
12. THERE ARE NO AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B.
13. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY VOLUME WILL BE PROVIDED BY PERVIOUS PAVEMENT AND MICROBIORETENTION FACILITIES TO MEET MDE REQUIREMENTS. RECHARGE VOLUME, CHANNEL PROTECTION, OVERBANK FLOOD PROTECTION VOLUME, AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED BY KIMCO REALTY CORPORATION AND MAINTAINED BY KIMCO REALTY CORPORATION. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION(S). IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE.
14. NO WETLANDS EXIST ON SITE BASED UPON A SITE VISIT CONDUCTED BY BOHLER ENGINEERING ON 7/6/12.
15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE WELLS AND ASSOCIATES, DATED JULY 10, 2012.
16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED JULY 10, 2012.
17. THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
18. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
19. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

    HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
    HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133
20. THE FOREST CONSERVATION REQUIREMENTS ARE EXEMPT PER SECTION 16.1202 (b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS .
21. A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
22. WATER AND SEWER CONTRACT NUMBERS: 371 W & S, 171 W & S

GENERAL NOTES (CONTINUED)

23. NO HYDRIC SOILS, SOILS WITH HYDRIC INCLUSIONS OR SOILS WITH LESS THAN 15% SLOPES WITH SIGNIFICANT EROSION POTENTIAL EXIST ON THE SITE.
24. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
25. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
26. A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. THEY SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THEN 6' LATERALLY FROM THE DOOR. EACH BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM NFPA-1 10.12.1.)
27. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
28. ALL PROPOSED PARCELS WITHIN THIS PROJECT SHALL BE SUBJECT TO THE RECORDING OF A SHARED ACCESS AND PARKING AGREEMENT FOR A MIXED USE CENTER IN ACCORDANCE WITH SECTION 16.120(C)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
29. THE FDP CRITERIA FOR THE REFERENCED FDPS WILL BE UPDATED TO REFLECT CONDITIONS ADOPTED IN ZB-1096m IN AN FDP AMENDMENT.
30. LYNX LANE WILL BECOME PRIVATE UPON APPROVAL BY THE HOWARD COUNTY COUNCIL AND DEPARTMENT OF PUBLIC WORKS.
31. THE MAXIMUM BUILDING HEIGHT FOR THE APARTMENT BUILDING LOCATED ON LOT 3 IS 100 FEET, PER FDP-2-A-VIII. THERE IS NO MAXIMUM BUILDING HEIGHT FOR THE APARTMENT BUILDING LOCATED ON LOT 4 PER FDP-39-A.
32. THE VILLAGE CENTER REDEVELOPMENT MUST COMPLY WITH THE HOWARD COUNTY SIGN CODE AND THE VILLAGE OF WILDE LAKE DESIGN GUIDELINES, AND IN CASES WHERE THE SIGN CODE IS MORE RESTRICTIVE OR THE DESIGN GUIDELINES ARE SILENT, THE HOWARD COUNTY SIGN CODE SHALL GOVERN.
33. PER THE DEED, AGREEMENT AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS L. 469, F. 472 AND L. 463, F. 159 AND WILDE LAKE ARCHITECTURAL GUIDELINES AND MAINTENANCE STANDARDS THE SITE DESIGN, LANDSCAPE DESIGN AND ARCHITECTURAL DESIGN IS REQUIRED TO BE APPROVED BY THE WILDE LAKE VILLAGE BOARD. THE COMPREHENSIVE SKETCH PLAN SITE DESIGN AND BUILDINGS PROPOSED ON THE SITE DEVELOPMENT PLAN SHALL CONSIDER THE APPROVED VILLAGE CENTER DESIGN GUIDELINES.
34. THE ZONING BOARD OF HOWARD COUNTY APPROVED ZONING BOARD CASE NO. 1069M ON JULY 7TH, 2012. THE APPROVAL CONCLUDED THAT: THE SUBJECT PROPERTY IS LOCATED WITHIN THE WILDE LAKE VILLAGE CENTER BOUNDARY; THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE APPLICABLE GENERAL GUIDES AND STANDARDS SET FORTH IN HOWARD COUNTY ZONING REGULATIONS SECTION 125.0.B.3; THE MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE SPECIFIC DEFINITION FOR A NEW TOWN VILLAGE AS REQUIRED BY SECTION 125.J.5.A.(2) OF THE HOWARD COUNTY ZONING REGULATIONS; THE MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE CRITERIA IN SECTION 125.J.4.A.(8) OF THE HOWARD COUNTY ZONING REGULATIONS. THE PROPOSED DESIGN GUIDELINES HAVE BEEN APPROVED, EXCEPT THAT IF THE HOWARD COUNTY SIGN CODE IS IN CONFLICT WITH THE SIGNAGE PORTION OF THE DESIGN GUIDELINES, THE MORE RESTRICTIVE SHALL APPLY. A MAXIMUM OF 250 APARTMENT DWELLING UNITS AND A MINIMUM OF 85,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT BE PROVIDED AND BE SUBJECT TO THE ULI SHARED PARKING MODEL AND IF NECESSARY WILL BE ADJUSTED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING UPON THE SUBMISSION OF A DETAILED PARKING ANALYSIS.
35. THE REDEVELOPMENT OF THE WILDE LAKE VILLAGE CENTER WILL INCLUDE THE CONSTRUCTION OF TWO (2) FIVE-STORY RESIDENTIAL BUILDINGS WITH A TOTAL OF 250 DWELLING UNITS, A 13,225 SQUARE FOOT SINGLE STORE RETAIL BUILDING, A 3,509 SQUARE FOOT SINGLE STORY BANK, A TWO-STORY RETAIL AND OFFICE BUILDING WITH 15,079 SQUARE FOOT OF RETAIL ON THE FIRST FLOOR AND 15,079 SQUARE FOOT OF OFFICE ON THE SECOND FLOOR, A 1,500 SQUARE FEET SINGLE STORY RETAIL BUILDING AND MODIFICATIONS TO THE TWO (2) EXISTING TWO-STORY COURTYARD BUILDINGS. PARKING WILL BE PROVIDED BY SURFACE PARKING LOTS TOTALING 330 PARKING SPACES AND A STRUCTURED PARKING GARAGE WITH 375 PARKING SPACES. ADDITIONALLY THIS REDEVELOPMENT WILL INCLUDE ENVIRONMENTAL SITE DESIGN FEATURES, PERVIOUS ASPHALT PAVEMENT, STAMPED CONCRETE AND ASPHALT PAVEMENT, ENHANCED LANDSCAPING AND LIGHTING, AND UNDERGROUND UTILITIES.
36. APPLICANT WILL WORK WITH THE HOWARD COUNTY OFFICE OF TRANSPORTATION TO DETERMINE THE BEST SUITABLE LOCATIONS FOR BUS STOPS WITHIN THE VILLAGE CENTER.
37. THE SITE DESIGN AND PROPOSED BUILDINGS SHALL BE IN ACCORDANCE WITH THE WILDE LAKE DESIGN CRITERIA, LAST REVISED NOVEMBER 4, 2011.
38. THE PROPOSED WILDE LAKE VILLAGE CENTER REDEVELOPMENT WILL BE A LEED-CERTIFIED DEVELOPMENT.
39. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
40. FIRE AND RESCUE ACCESS BOXES ARE REQUIRED FOR EACH BUILDING. THE FINAL LOCATION MUST BE SHOWN ON THE SITE DEVELOPMENT PLANS.
41. FIRE DEPARTMENT CONNECTIONS ARE REQUIRED FOR EACH BUILDING. THE FINAL LOCATION MUST BE SHOWN ON THE SITE DEVELOPMENT PLANS.
42. THE PROPOSED PARKING GARAGE MUST BE DESIGNED TO INCLUDE A STANDPIPE SYSTEM.
43. BIKE LOCKERS WILL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT. THE LOCATION OF THOSE LOCKERS WILL BE DETERMINED AND SHOWN ON THE SITE DEVELOPMENT PLANS.

PREPARED BY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

CONTACT: ADAM J. VOLANTH, P.E.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 12 / 43 & 19 / 44 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING
CORPORATE OFFICE: ♦ WOODBRIDGE, NJ
OFFICES: ♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ BUFFALO, NY ♦ CHALFONT, PA ♦ LEHIGH VALLEY, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ STERLING, VA ♦ WARRENTON, VA ♦ WINTER PARK, FL ♦ PHILADELPHIA, PA
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

THE OPINIONS, IDEAS, DESIGNS AND PLANS AS INDICATED AND REPRESENTED BY THESE DOCUMENTS ARE THE PROPERTY OF BOHLER ENGINEERING AND WERE PREPARED FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT WITHOUT WRITTEN CONSENT OF BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	Not To Scale
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 21342
1/17/13

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 22

SP-13-001

STANDARD DRAWING LEGEND

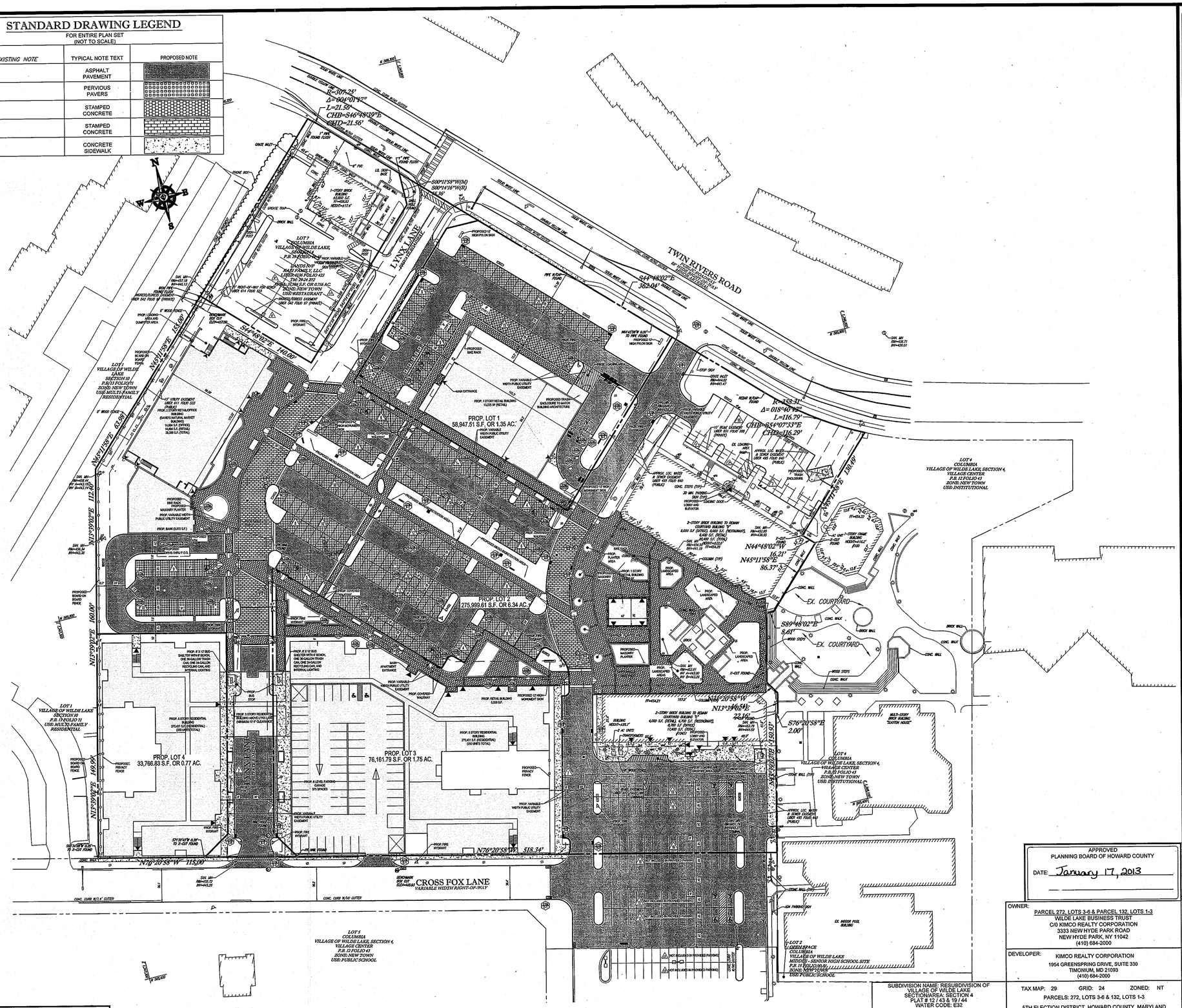
FOR ENTIRE PLAN SET
(NOT TO SCALE)

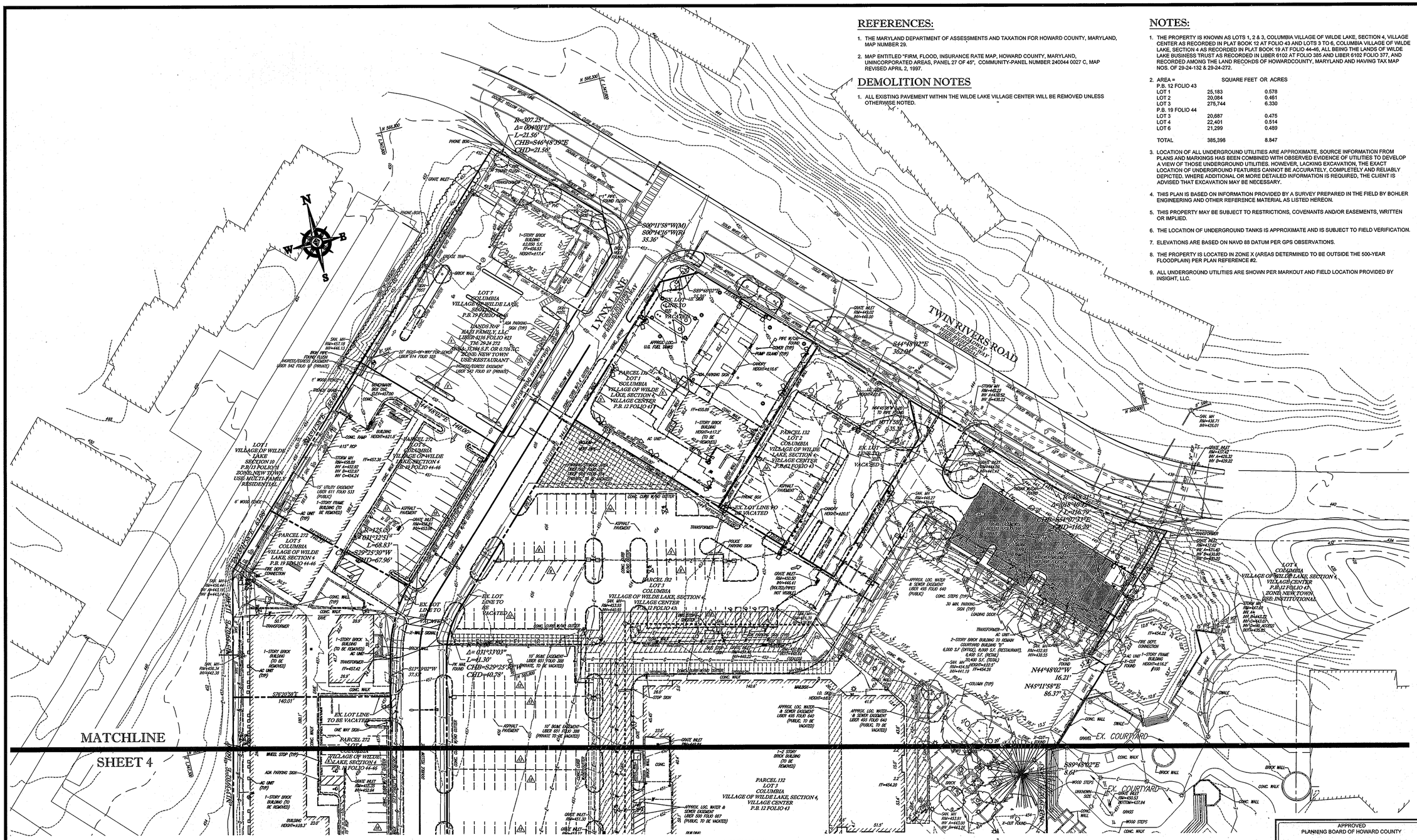
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
169	CONTOUR LINE	187; 190
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	
	LIMIT OF DISTURBANCE	LOD; LOD

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ASPHALT PAVEMENT	
	PERVIOUS PAVERS	
	STAMPED CONCRETE	
	STAMPED CONCRETE	
	CONCRETE SIDEWALK	


TWIN RIVERS ROAD
LYNN LANE
CROSS FOX LANE
PROP. LOT 1
58,947.51 S.F. OR 1.35 AC.
PROP. LOT 2
275,999.61 S.F. OR 6.34 AC.
PROP. LOT 3
76,161.79 S.F. OR 1.75 AC.
PROP. LOT 4
33,766.83 S.F. OR 0.77 AC.
LOT 4
COLUMBIA
VILLAGE OF WILDE LAKE, SECTION 4,
VILLAGE CENTER
P.B. 12 FOLIO 43
ZONE: NEW TOWN
USE: INSTITUTIONAL
LOT 5
COLUMBIA
VILLAGE OF WILDE LAKE SECTION 4,
VILLAGE CENTER
P.B. 12 FOLIO 43
ZONE: NEW TOWN
USE: PUBLIC SCHOOL
LOT 1
VILLAGE OF WILDE LAKE
SECTION 10
P.B. 17 FOLIO 75
USE: MULTI-FAMILY RESIDENTIAL
EX. COURTYARD
N44°48'02"W
16.21'
N45°11'58"E
86.37'
S89°48'02"E
8.61'
S76°20'58"E
2.00'
N13°39'02"E
22.16'
N76°20'58"W 518.34'
N70°20'58"W 115.00'
S44°48'02"E 140.00'
S44°48'02"E 362.04'
N45°11'58"W 160.00'
N13°39'02"E 149.93'
N13°39'02"E 150.03'
N76°20'58"W 150.00'
N13°39'02"E 150.00'
N45°11'58"W 112.00'
N45°11'58"W 61.00'
R=458.31'
Δ=018°40'42"
L=116.79'
CHB=S54°07'33"E
CHD=116.29'
R=305.25'
Δ=004°01'47"
L=21.56'
CHB=S46°18'30"E
CHD=21.56'
S00°11'58"W(M)
S00°14'16"W(R)
144.56'
1-STORY BRICK BUILDING
10,800 S.F.
11=455.51
HDDS=417.4'
LOT 7
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 4
P.B. 20 FOLIO 43
LANDS OF
EAST FOREST, V, LLC.
LIBER 14024 FOLIO 423
TAX 20-24-272
0.7186 S.F. OR 0.718 AC
ZONED: NEW TOWN
USE: RESTAURANT
PARKING EASEMENT
LIBER 545 FOLIO 97 (PARCEL)
PROP. LOT 12
PROP. LOT 13
PROP. LOT 14
PROP. LOT 15
PROP. LOT 16
PROP. LOT 17
PROP. LOT 18
PROP. LOT 19
PROP. LOT 20
PROP. LOT 21
PROP. LOT 22
PROP. LOT 23
PROP. LOT 24
PROP. LOT



REFERENCES:

1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR HOWARD COUNTY, MARYLAND, MAP NUMBER 29.
2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 27 OF 45", COMMUNITY-PANEL NUMBER 240044 0027 C, MAP REVISED APRIL 2, 1997.

DEMOLITION NOTES

1. ALL EXISTING PAVEMENT WITHIN THE WILDE LAKE VILLAGE CENTER WILL BE REMOVED UNLESS OTHERWISE NOTED.

NOTES:

1. THE PROPERTY IS KNOWN AS LOTS 1, 2 & 3, COLUMBIA VILLAGE OF WILDE LAKE, SECTION 4, VILLAGE CENTER AS RECORDED IN PLAT BOOK 12 AT FOLIO 43 AND LOTS 3 TO 6, COLUMBIA VILLAGE OF WILDE LAKE, SECTION 4 AS RECORDED IN PLAT BOOK 19 AT FOLIO 44-46, ALL BEING THE LANDS OF WILDE LAKE BUSINESS TRUST AS RECORDED IN LIBER 6102 AT FOLIO 385 AND LIBER 6102 FOLIO 377, AND RECORDED AMONG THE LAND RECOKDS OF HOWARDCOUNTY, MARYLAND AND HAVING TAX MAP NOS. OF 29-24-132 & 29-24-272.
2. AREA =

	SQUARE FEET	OR ACRES
P.B. 12 FOLIO 43		
LOT 1	25,183	0.578
LOT 2	20,084	0.461
LOT 3	275,744	6.330
P.B. 19 FOLIO 44		
LOT 3	20,687	0.475
LOT 4	22,401	0.514
LOT 6	21,299	0.489
TOTAL	385,398	8.847

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
6. THE LOCATION OF UNDERGROUND TANKS IS APPROXIMATE AND IS SUBJECT TO FIELD VERIFICATION.
7. ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.
8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER PLAN REFERENCE #2.
9. ALL UNDERGROUND UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION PROVIDED BY INSIGHT, LLC.

LEGEND
(NOT TO SCALE)

ONSITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB & GUTTER
TRAFFIC LIGHT
UTILITY POLE
TYPICAL LIGHT
ACORN LIGHT
TYPICAL SIGN
PARKING COUNTS
CONTOUR LINE (169, 170)
SANITARY LABEL
STORM LABEL
SANITARY SEWER LATERAL
UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE
UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE
STORM SEWER
SANITARY SEWER MAIN
HYDRANT
SANITARY MANHOLE
STORM MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER
TYPICAL END SECTION
HEADWALL OR ENDWALL
YARD INLET
CURB INLET
CLEAN OUT
ELECTRIC BOX
ELECTRIC PEDESTAL
BENCHMARK
EX. ASPHALT TO REMAIN AND BE RESTRIPED
PORTION OF PRIVATE PARKING/STORAGE AREA EASEMENT TO BE VACATED
PORTION OF PRIVATE 10' BGE EASEMENT TO BE VACATED
PORTION OF PUBLIC WATER AND SEWER EASEMENT TO BE VACATED
PORTION OF PRIVATE CABLE TV EASEMENT TO BE VACATED

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE 2/22/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

40 20 10 0 40
1"=40'

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLKMITH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
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ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING SIGNS AND SYMBOLS ARE USED ON THIS PLAN TO INDICATE THE NECESSITY FOR EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND TO CONTACT THE MISS UTILITY NOTIFICATION CENTER PRIOR TO DISTURBING THE EARTH'S SURFACE.

MISS UTILITY
CALL BEFORE YOU DIG.
THE FOLLOWING SIGNAL NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-232-6550)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD069002
DRAWN BY: MJG
CHECKED BY: MJG
DATE: 10/31/12
SCALE: 1"=40'
CAD I.D.: PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD

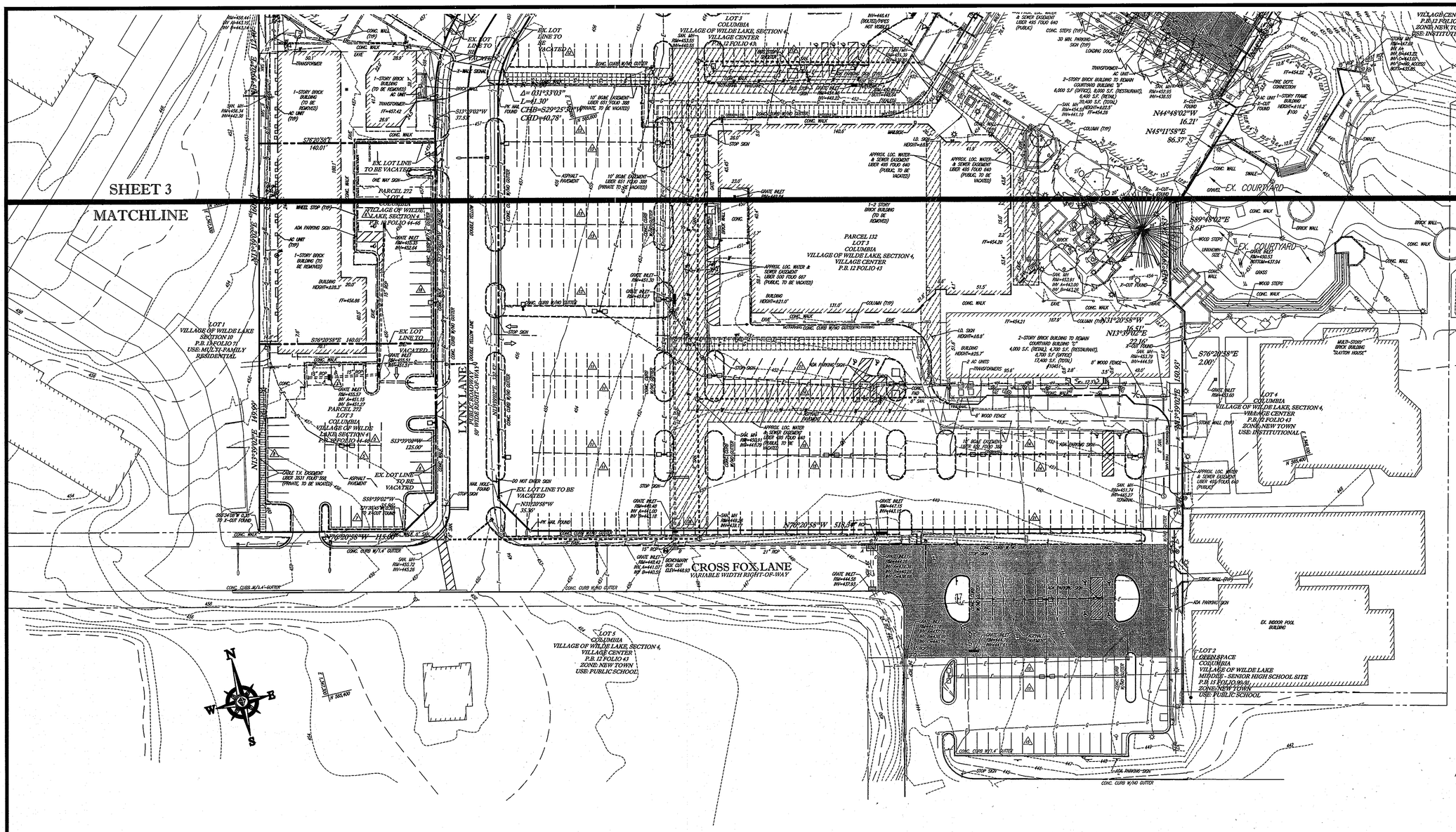
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLKMITH
STATE OF MARYLAND
No. 21342
PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
3
OF 22

SP-13-001



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REVISIONS

REV	DATE	COMMENT	BY

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(NY 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
No. 21342
PROFESSIONAL ENGINEER
EXPIRATION DATE: 9/14/2014

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
4
OF 22

DEMOLITION NOTES

1. ALL EXISTING PAVEMENT WITHIN THE WILDE LAKE VILLAGE CENTER WILL BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND
(NOT TO SCALE)

ONSITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB & GUTTER
TRAFFIC LIGHT
UTILITY POLE
TYPICAL LIGHT
ACORN LIGHT
TYPICAL SIGN
PARKING COUNTS
CONTOUR LINE
SANITARY LABEL
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UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE
UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE
STORM SEWER
SANITARY SEWER MAIN
HYDRANT
SANITARY MANHOLE
STORM MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER
TYPICAL END SECTION
HEADWALL OR ENDWALL
YARD INLET
CURB INLET
CLEAN OUT
ELECTRIC BOX
ELECTRIC PEDESTAL
BENCHMARK
EX. ASPHALT TO REMAIN AND BE RESTRIPED
PORTION OF PRIVATE PARKING/STORAGE AREA EASEMENT TO BE VACATED
PORTION OF PRIVATE 10' BGE EASEMENT TO BE VACATED
PORTION OF PUBLIC WATER AND SEWER EASEMENT TO BE VACATED
PORTION OF PRIVATE CABLE TV EASEMENT TO BE VACATED

40 20 10 0 40
1"= 40'

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

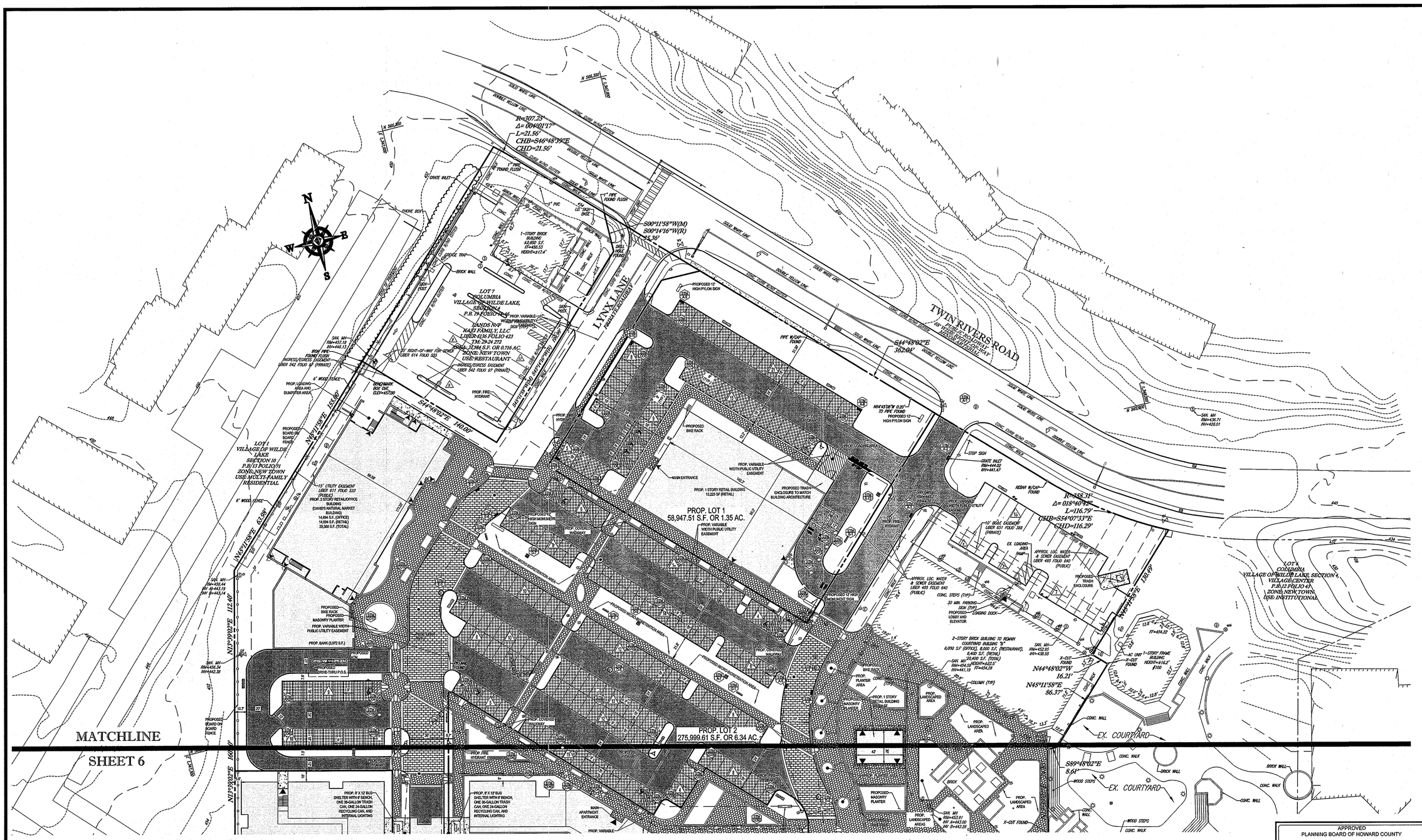
TAX MAP: 29	GRID: 24	ZONED: NT

PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

SP-13-001



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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 21342

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
5
OF 22

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

40 20 10 0 40
1"= 40'

PROFESSIONAL CERTIFICATION
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 2/21/13

GENERAL NOTE:
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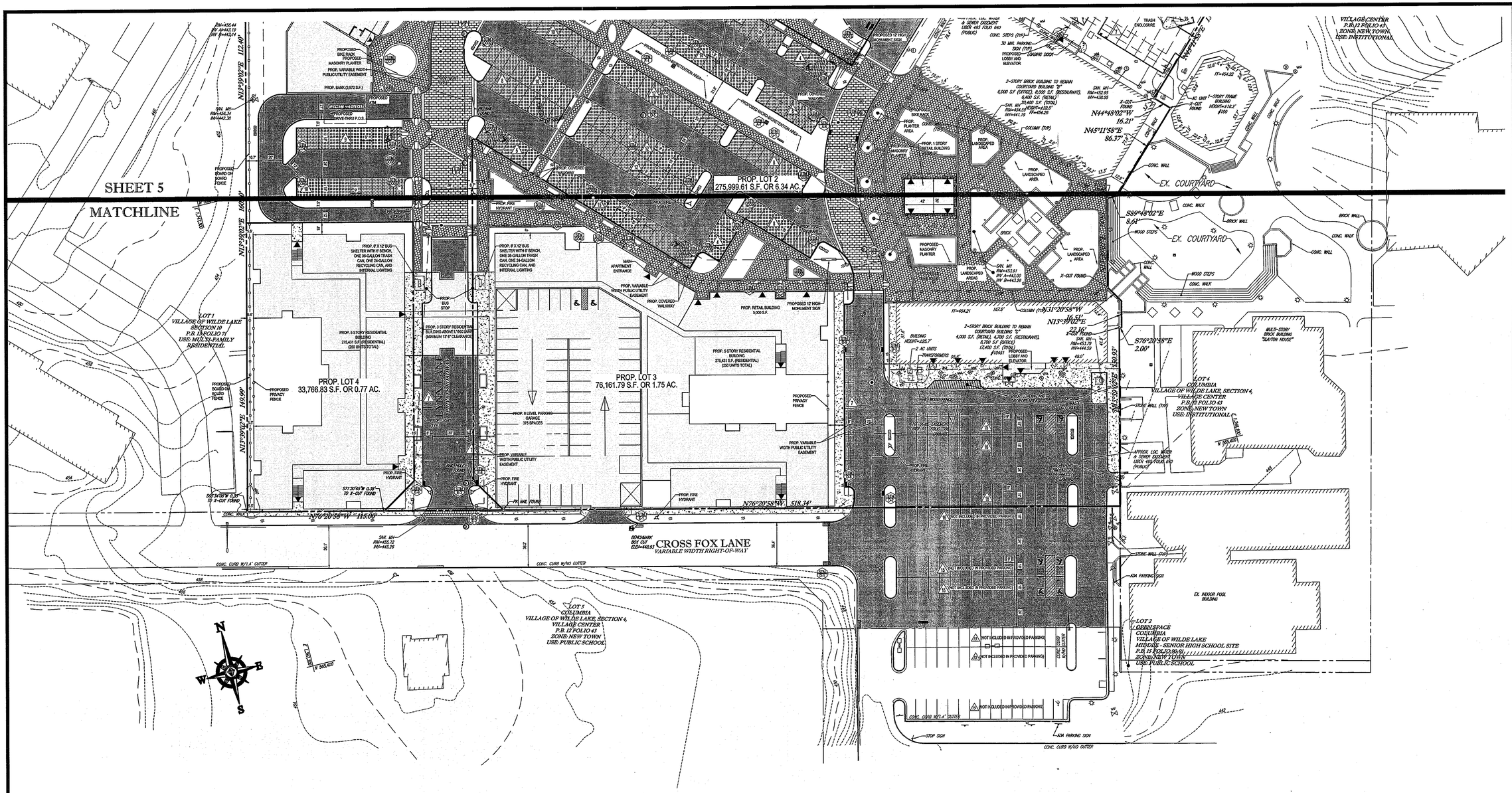
SP-13-001



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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/6/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

40 20 10 0 40
1"= 40'

PROFESSIONAL CERTIFICATION
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BOHLER ENGINEERING

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OFFICES:
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LANDSCAPE ARCHITECTS

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REV	DATE	COMMENT	BY

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(W) VIRGINIA, MARYLAND, AND DELAWARE: 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-232-6555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

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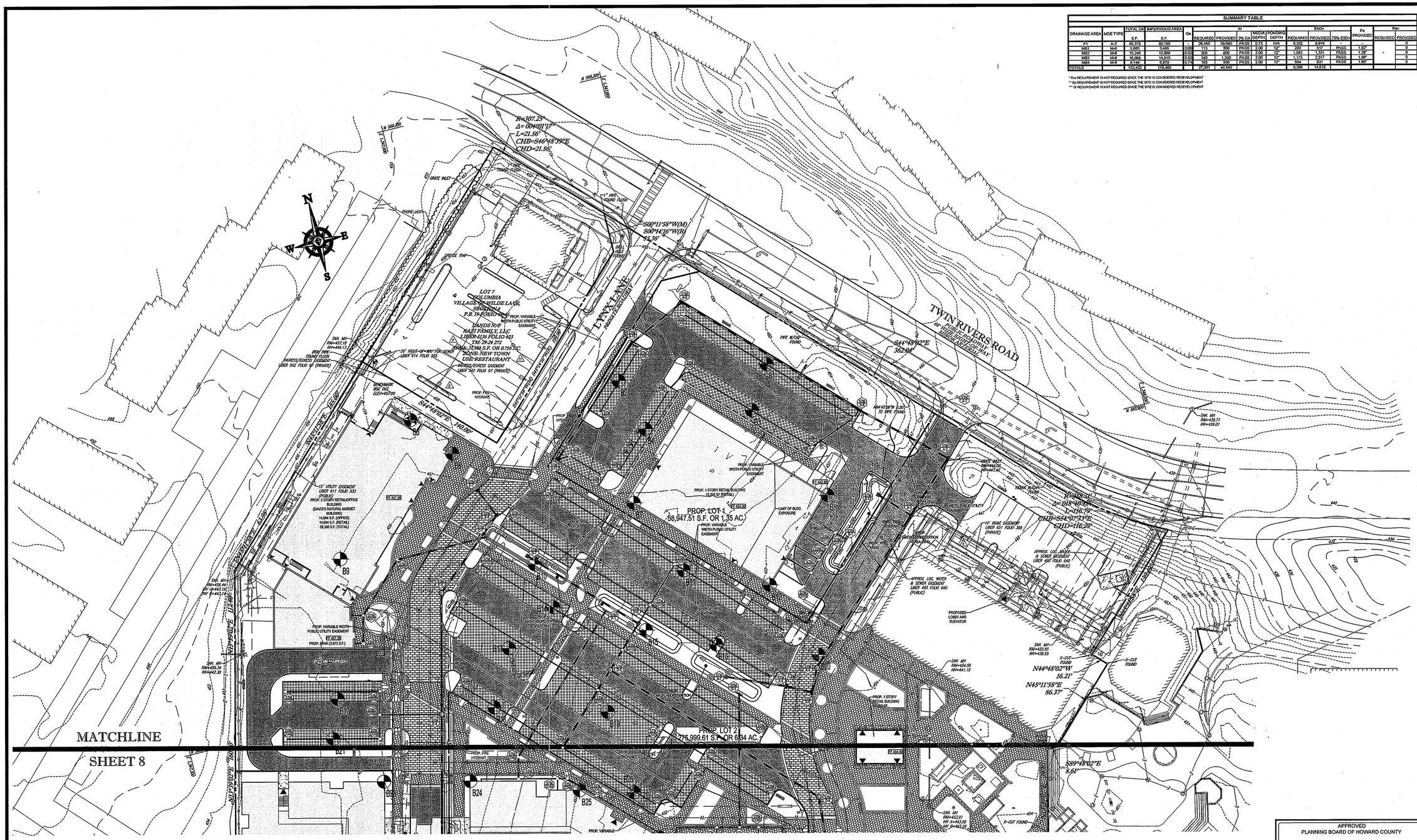
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
REGISTERED
PROFESSIONAL ENGINEER
No. 21342
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 21342
EXPIRATION DATE: 9/14/2014

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
6
OF 22

SP-13-001



SUMMARY TABLE																
DRAINAGE AREA	MDE TYPE	TOTAL DA	IMPERVIOUS AREA	Qe	A2					ESDv				Pe	Rev	
					REQUIRED	PROVIDED	2% DA	MEDIA DEPTH	PONDING DEPTH	REQUIRED	PROVIDED	70% ESDv	PROVIDED		REQUIRED	PROVIDED
		S.F.	S.F.													
P1	A-2	65,375	50,150	*	26,450	39,640	PASS	0.75	N/A	6,332	6,919	-	-			0
MB1	M-6	5,663	3,488	0.86	113	200	PASS	2.00	12"	283	517	PASS	1.82"			0
MB2	M-6	15,249	13,068	0.82	305	600	PASS	2.00	12"	1,042	1,331	PASS	1.28"			0
MB3	M-6	16,988	14,810	0.83	340	1,300	PASS	2.00	12"	1,175	2,317	PASS	1.96"			0
MB4	M-6	9,148	6,970	0.74	183	500	PASS	2.00	12"	564	931	PASS	1.65"			0
TOTALS		132,422	118,483		27,391	42,540				9,396	14,015					

* Rev REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT
** Qe REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT
*** Qp REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT

LEGEND

PERVIOUS PAVEMENT (A-2)

SOIL BORINGS

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/13/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

40 20 10 0 40
1"= 40'

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING

CORPORATE OFFICE:
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ALBANY, NY ♦ TOWSON, MD
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CHESTERFIELD, MO ♦ WINTER PARK, FL
DOYLESTOWN, PA ♦ PHILADELPHIA, PA
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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THIS STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD065002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

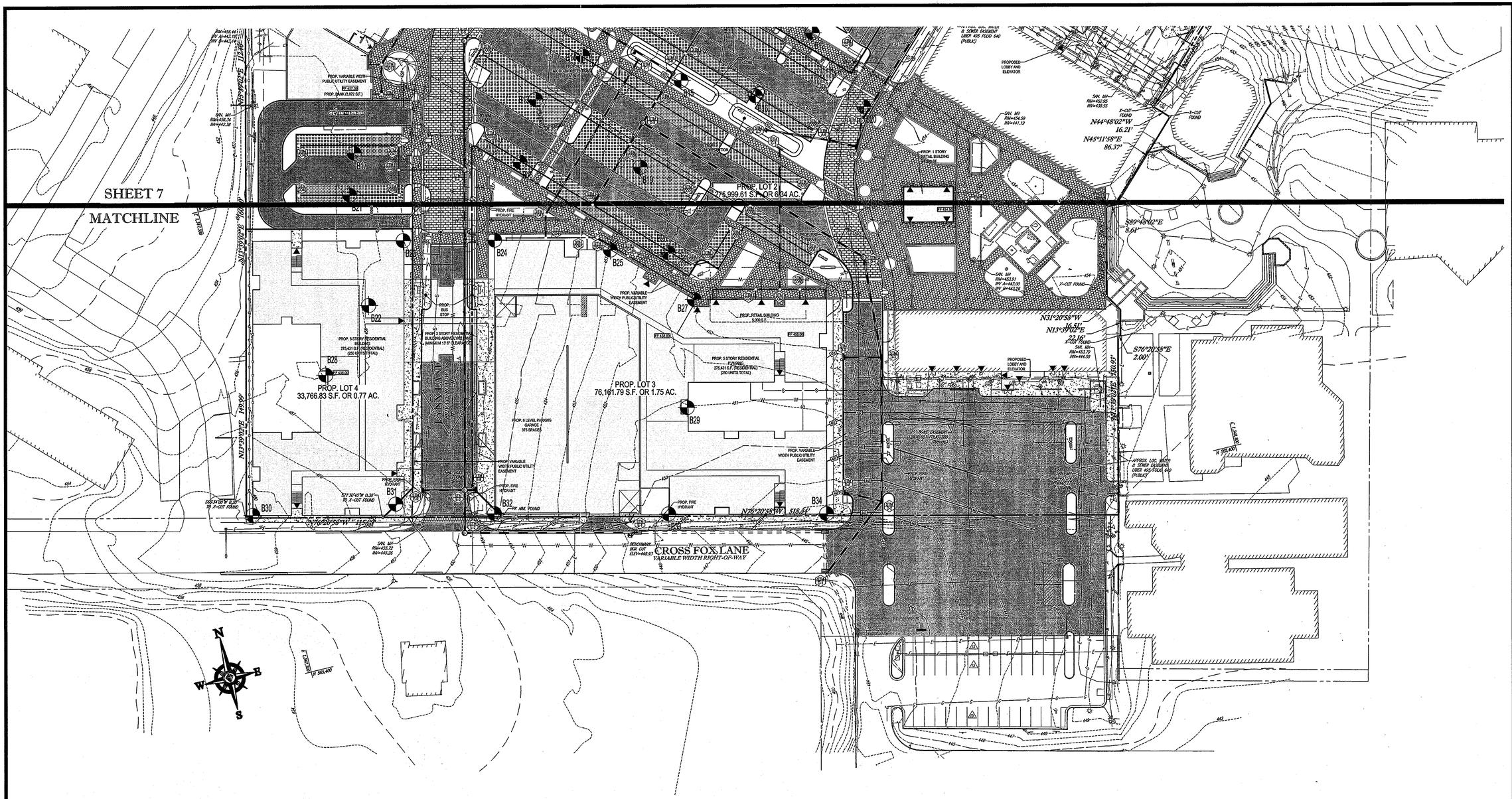
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
No. 21342
PROFESSIONAL ENGINEER

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
7
OF 22

SP-13-001



LEGEND

PERVIOUS PAVEMENT (A-2)

SOIL BORINGS

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/27/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: S602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

40 20 10 0 40
1"= 40'

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TOWSON, MD
WILLIAMSBURG, VA
WARRENTON, VA
FORT MYERS, FL
PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
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CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

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PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

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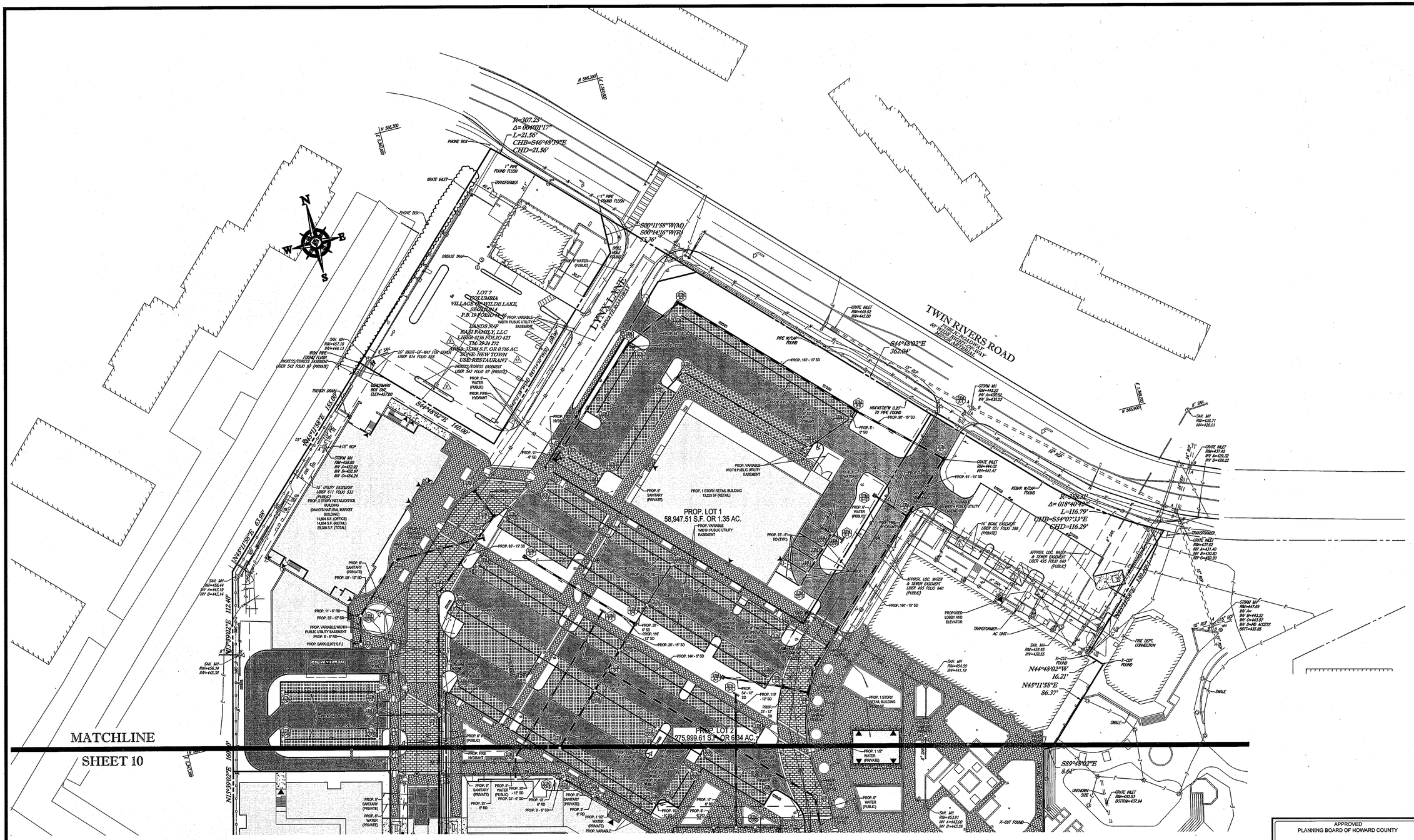
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
ADAM J. VOLANTH
No. 21342
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 21342
EXP. 9/14/2014

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
8
OF 22

SP-13-001



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LANDSCAPE ARCHITECTS

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◆ BINGHAMTON, NY
◆ CHALFONT, PA
◆ LEHIGH VALLEY, PA
◆ TAMPA, FL
◆ BOWIE, MD
◆ TOWSON, MD
◆ STERLING, VA
◆ WASHINGTON, VA
◆ FORT LAUDERDALE, FL
◆ PHILADELPHIA, PA

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A.J. VOLANTH
STATE OF MARYLAND
No. 21342
PROFESSIONAL ENGINEER
9/14/2014

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
9
OF 22

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

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WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
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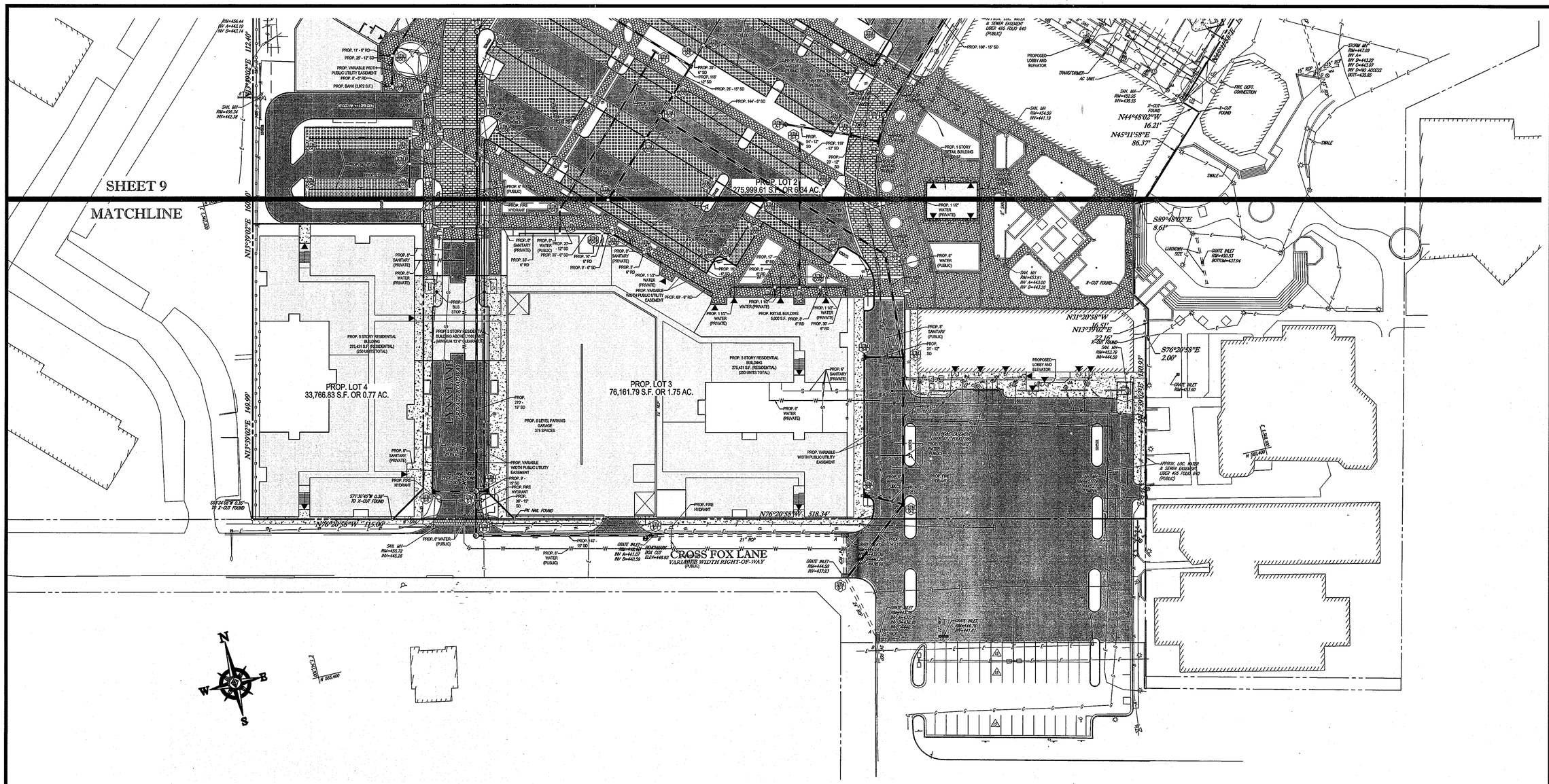
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR 2/6/13
DATE

8P-13-001



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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/21/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
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SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
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5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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BOHLER ENGINEERING

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SURVEYORS
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ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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PROJECT No.:	MD069002
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FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
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EXPIRATION DATE: 9/14/2014

SHEET TITLE:
UTILITY PLAN

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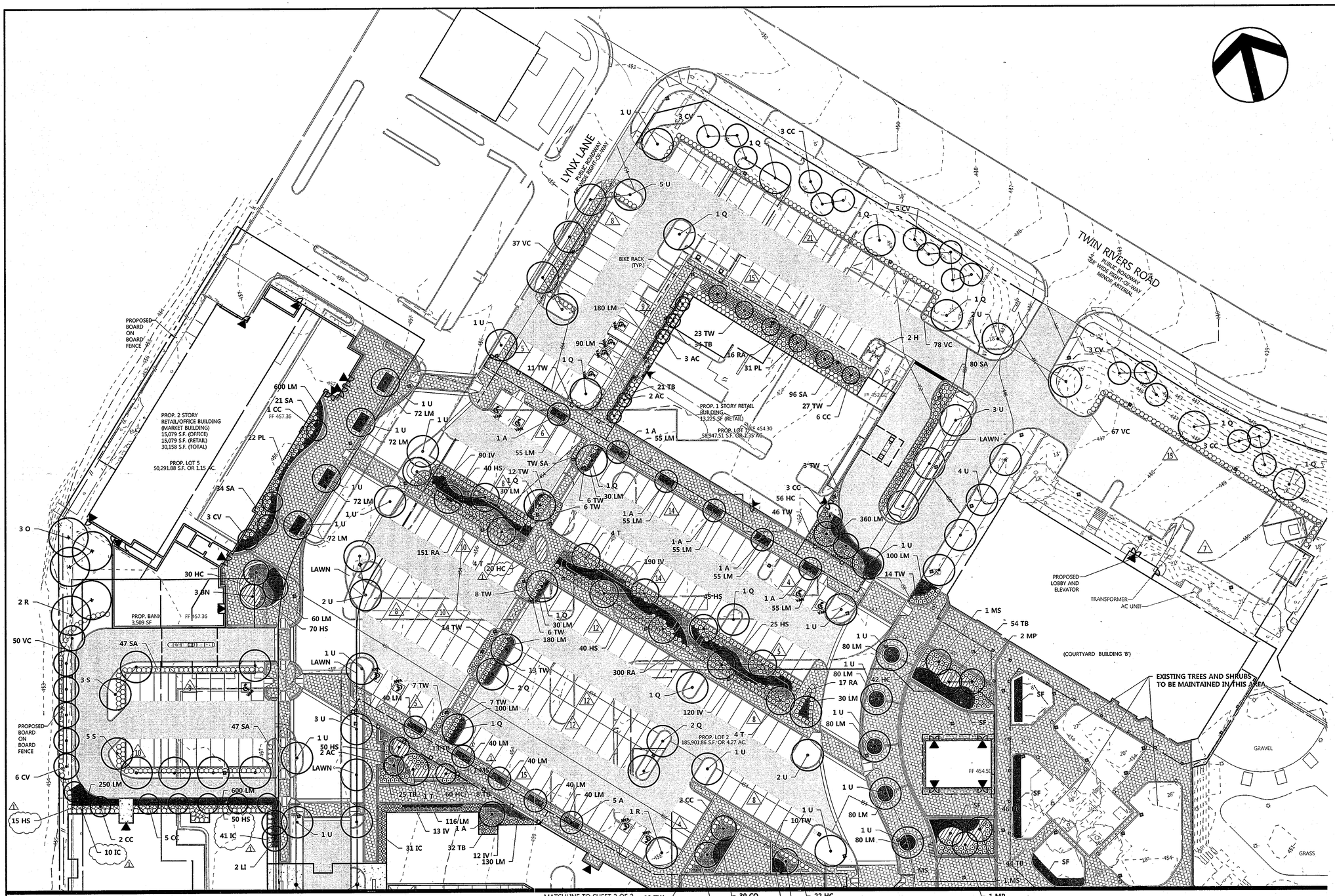
OF 22

SP-13-001



NOTES:

1. THE LANDSCAPE PLANS HAVE BEEN REVIEWED BY THE WILDE LAKE COMMUNITY ASSOCIATION VILLAGE BOARD AND ARE APPROVED PER THE BOARD'S LETTER OF JULY 30, 2012.
2. THE SURETY FOR THESE PLANS WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.

30 0 30 60 90

SCALE 1"=30'

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE 2/23/13

Date	No.	Revision Description

RESUBDIVISION OF VILLAGE OF WILDE LAKE

VILLAGE CENTER REDEVELOPMENT

OWNER/DEVELOPER:
WILDE LAKE VILLAGE TRUST
C/O KIMCO REALITY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NEW YORK 11042

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

AREA VILLAGE CENTER S4
TAX MAP 029 PARCEL 132

TITLE FINAL LANDSCAPE PLAN

Des. By HMA	Scale 1"=30'	Proj. No. 12016.0
Drn. By CRH	Date 11/1/12	11 of 22
Chk. By	Approved	

11/31/13
Date

STATE OF MARYLAND — NEVILLE H. ALLEN — REGISTERED LANDSCAPE ARCHITECT — NO. 506

Landscape Architect No. 506

MASTER PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES - DECIDUOUS SHADE					
A	38	Acer rubrum 'Bowhall'	Bowhall Red Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
R	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
S	8	Acer saccharum 'Green Mountian'	Green Mountain Sugar Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
Q	24	Quercus phellos	Willow Oak	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
O	3	Quercus rubra	Red Oak	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
T	14	Taxodium distichum	Bald Cypress	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
U	41	Ulmus americana 'Princeton'	Princeton American Elm	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
TREES - ORNAMENTAL					
AC	7	Amelanchier canadensis	Serviceberry	8-10' ht.	B&B , Full
BN	3	Betula nigra 'Heritage'	Heritage River Birch	8-10' ht.	B&B , Full
CC	36	Cercis canadensis	Eastern Redbud	8-10' ht.	B&B , Full
CV	20	Crataegus viridus 'Winter King'	Winter King Hawthorn	8-10' ht.	B&B , Full
LI	2	Lagerstroemia indica 'Sioux'	Sioux Crape Myrtle	8-10' ht.	B&B , Full
1 MP	3	Magnolia soulangiana	Saucer Magnolia	8-10' ht.	B&B , Full
MS	7	Magnolia stellata	Star Magnolia	6-8' ht.	B&B , Full
SR	7	Syringa reticulata	Japanese Tree Lilac	8-10' ht.	B&B , Full
TREES - EVERGREEN					
H	2	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-10' ht.	B&B , Full

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1 SHRUBS - DECIDUOUS					
HC	463	Hypericum calycinum	St. John's Wort	18-24" ht.	Full , 30" o.c.
RA	480	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" ht.	Full , 24" o.c.
SA	492	Spiraea 'Anthony Waterer'	Anthony Waterer Spiraea	18-24" ht.	Full , 30" o.c.
VC	232	Viburnum carlesii	Koreanspice Viburnum	24-30" ht.	Full , 36" o.c.
PL	53	Prunus lauracerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	24-30" ht.	Full , 36" o.c.
IV	405	Itea virginica 'Henry's Garnett'	Henry's Granett Virginia Sweetspire	18-24" ht.	Full , 30" o.c.
SHRUBS - EVERGREEN					
IC	151	Ilex crenata 'Convexa'	Convex Japanese Holly	18-24" ht.	Full , 24" o.c.
TB	231	Taxus baccata ' Repandens'	Spreading English Yew	18-24" ht.	Full , 30" o.c.
TW	282	Taxus media ' Wardii'	Ward's Yew	18-24" ht.	Full , 36" o.c.
GROUNDCOVERS / PERENNIALS / GRASSES					
1 CO	114	Coreopsis lanceolata 'Moonbeam'	Moonbeam Coreopsis	1 qt. container	18" o.c.
HS	345	Hemerocallis 'Stella D'Ora'	Stella D'Ora Daylily	1 gal. container	24" o.c.
LM	6269	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 pt. container	10" o.c.
SF		Seasonal Flowers	Various Species	TBD	TBD

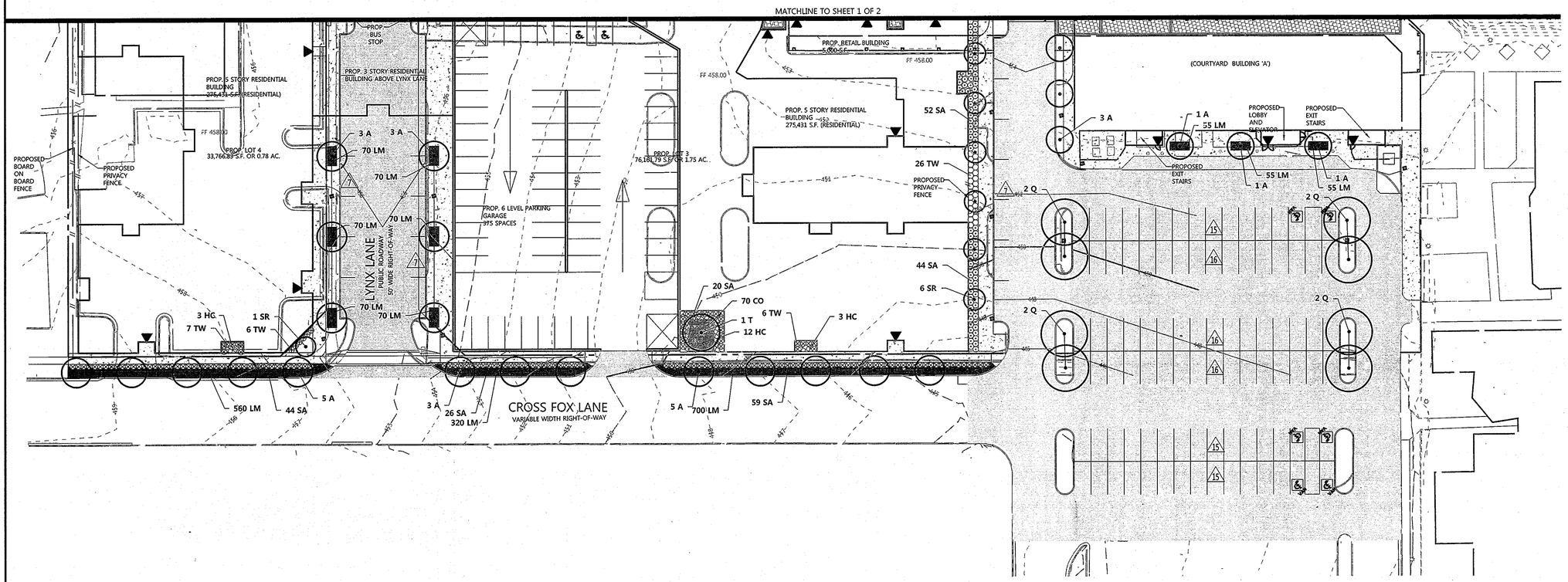
SUMMARY OF PROPOSED PLANTINGS

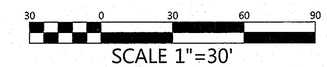
TYPE	TOTAL
SHADE TREES	132
EVERGREEN TREES	2
OTHER	84
SHRUBS	2769

1 PLANTING & PLANT LIST REVISIONS

P:\12016\ENGR\CAD FILES\SHEET FILES\12016_LA1.DWG Thu, Nov 01, 2012

SP-13-001





SCALE 1"=30'

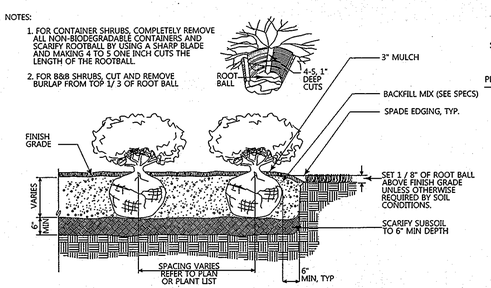
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE

Date	No.	Revision Description

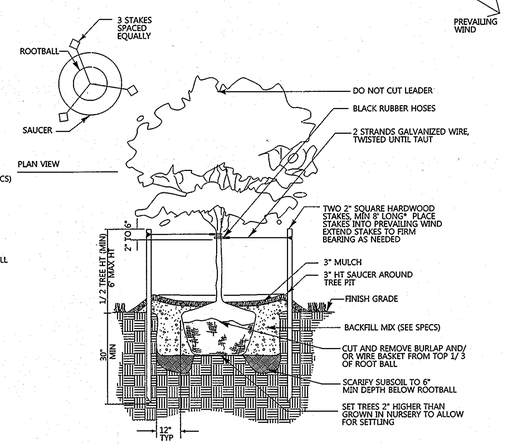
NOTES:

1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL BY USING A SHARP BLADE AND MAKING 4 TO 5 ONE INCH CUTS THE LENGTH OF THE ROOTBALL.
2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/ 3 OF ROOT BALL



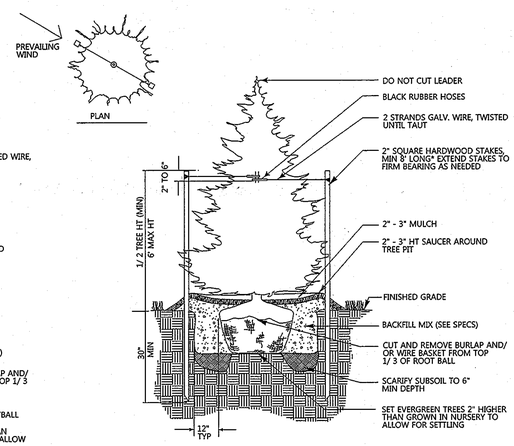
Shrub Bed Planting

Not To Scale



Less Than 3" Cal. Tree Planting

Not To Scale



Evergreen Tree Planting

Not To Scale

1/31/13
Date

STATE OF MARYLAND
CHARLES M. ALTMAN
No. 505
REGISTERED LANDSCAPE ARCHITECT

Landscape Architect No. 505

RESUBDIVISION OF VILLAGE OF WILDE LAKE

VILLAGE CENTER REDEVELOPMENT

OWNER/DEVELOPER:
WILDE LAKE VILLAGE TRUST
C/O KIMCO REALITY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NEW YORK 11042

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

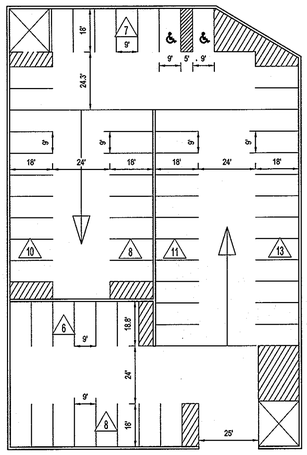
AREA VILLAGE CENTER S4.
TAX MAP 029 PARCEL 132

TITLE FINAL LANDSCAPE PLAN

Des. By HMA	Scale 1"=30'	Proj. No. 12016.0
Drn. By CRH	Date 11/1/12	12 of 22
Chk. By	Approved	

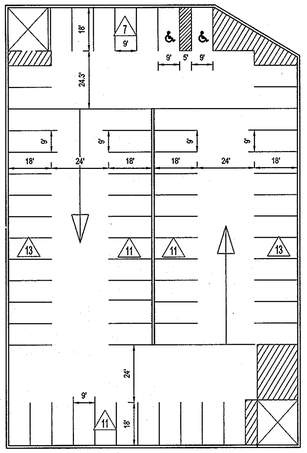
SP-13-001

P:\12016\ENGR\CAD FILES\SHEET FILES\12016_LA1.DWG Thu, Nov 01, 2012



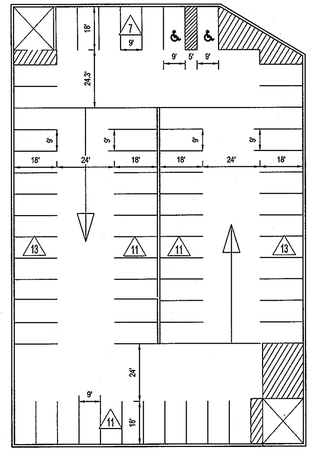
RESIDENTIAL PARKING GARAGE LEVEL 1

63 PARKING SPACES



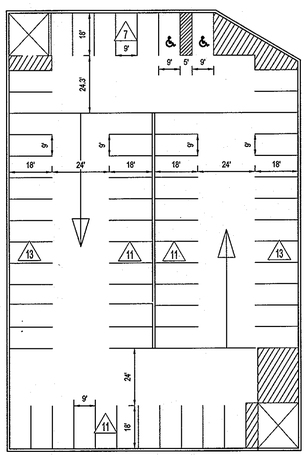
RESIDENTIAL PARKING GARAGE LEVEL 2

66 PARKING SPACES



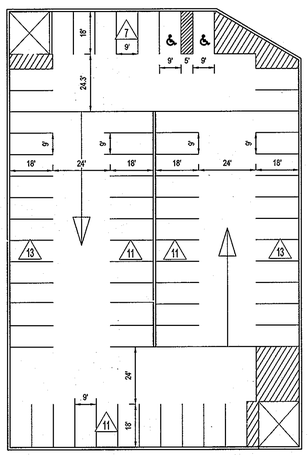
RESIDENTIAL PARKING GARAGE LEVEL 3

66 PARKING SPACES



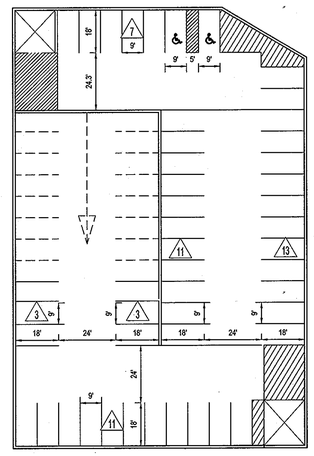
RESIDENTIAL PARKING GARAGE LEVEL 4

66 PARKING SPACES



RESIDENTIAL PARKING GARAGE LEVEL 5

66 PARKING SPACES



RESIDENTIAL PARKING GARAGE LEVEL 6

48 PARKING SPACES

Table
Project: Wilde Lake Village Center
Description: Village Redevelopment – numbers with the applicant's assumptions

7/9/2012

December
Weekday Estimated Peak-Hour Parking Demand

	Monthly Adj	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
																					2 PM	11 AM	2 PM	6 PM
Community Shopping Center (<400 ksf)	100%	2	9	26	52	95	129	165	172	172	172	163	146	138	129	112	86	52	17	-	172	129	172	138
Employee	100%	3	6	13	25	26	31	33	33	33	33	33	31	31	31	30	25	13	5	-	33	31	33	31
Fine/Casual Dining Restaurant	100%	-	-	-	-	8	20	36	38	33	20	25	38	46	50	50	50	46	38	13	33	20	33	48
Employee	100%	-	-	5	8	9	9	9	9	9	8	8	10	10	10	10	10	10	9	4	9	9	9	10
Fast Food Restaurant	100%	2	3	7	10	19	29	34	34	31	20	19	20	29	27	17	10	7	3	2	31	29	31	29
Employee	100%	1	1	2	3	5	7	7	7	7	5	4	5	6	6	4	3	2	1	1	7	7	7	6
Health Club	90%	42	24	24	42	42	48	36	42	42	42	48	54	60	54	48	42	21	6	-	42	48	42	60
Employee	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential, Rental, Shared Spaces	100%	35	23	21	20	19	18	16	16	16	18	19	21	23	24	25	25	25	25	25	16	18	18	23
Reserved	100%	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Guest	100%	-	4	8	13	18	8	8	8	8	8	15	23	38	34	38	38	30	15	8	8	8	8	23
Office <25 ksf	100%	-	1	12	35	59	27	3	27	59	27	9	6	3	1	1	-	-	-	-	59	27	59	3
Medical/Dental Office	100%	-	-	27	27	30	30	9	27	30	30	27	24	20	9	6	-	-	-	-	30	30	30	20
Employee	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL DEMAND — Customer		46	41	104	174	261	291	289	348	375	319	299	303	321	308	271	226	166	94	34	375	291	375	321
TOTAL DEMAND — Employee		29	31	41	56	61	65	65	67	67	64	64	67	70	71	69	63	50	40	30	67	65	67	70
TOTAL DEMAND — Reserved		250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
		325	322	395	480	572	606	604	665	692	633	613	620	641	629	580	539	466	384	314	692	606	692	641

ULI base data have been modified from default values.
Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
																					12 PM	11 AM	12 PM	6 PM
Community Shopping Center (<400 ksf)	100%	2	9	17	60	103	120	146	163	172	172	163	155	138	129	112	86	60	28	-	146	120	146	138
Employee	100%	3	6	13	25	28	31	33	33	33	33	33	31	28	26	25	21	15	5	-	33	31	33	28
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	8	25	28	33	23	23	30	45	48	50	45	45	25	-	35	8	25	45
Employee	100%	-	-	3	6	8	8	8	8	8	8	8	10	10	10	10	10	10	9	-	8	8	8	10
Fast Food Restaurant	100%	2	3	7	10	19	29	34	34	31	20	19	20	29	27	17	10	7	3	2	34	29	34	29
Employee	100%	1	1	2	3	5	7	7	7	7	5	4	5	6	6	4	3	2	1	1	7	7	7	6
Health Club	90%	48	27	21	30	21	30	30	15	15	15	15	33	60	57	36	15	6	1	-	30	30	30	57
Employee	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential, Rental, Shared Spaces	100%	25	23	21	20	19	18	16	16	16	18	19	21	23	24	25	25	25	25	25	16	18	18	23
Reserved	100%	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Guest	100%	-	8	8	8	8	8	8	8	8	8	15	23	38	38	38	38	30	19	-	8	8	8	23
Office <25 ksf	100%	-	12	35	47	53	59	53	47	35	24	12	6	3	-	-	-	-	-	-	53	59	53	3
Medical/Dental Office	100%	-	-	27	27	30	30	9	-	-	-	-	-	-	-	-	-	-	-	-	9	30	9	-
Employee	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL DEMAND — Customer		52	69	115	162	234	284	305	298	284	265	258	286	295	278	235	185	151	105	48	305	284	305	295
TOTAL DEMAND — Employee		29	31	39	54	60	64	64	66	66	64	64	67	67	66	64	59	52	40	31	64	64	64	67
TOTAL DEMAND — Reserved		250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
		331	340	404	466	544	598	619	614	600	579	572	603	612	594	549	494	453	395	327	619	598	619	612

ULI base data have been modified from default values.

Table
Project: Wilde Lake Village Center
Description: Village Redevelopment – numbers with the applicant's assumptions

7/9/2012

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER – PEAK PERIOD: 2 PM, WEEKDAY

Land Use	Project Data Quantity	Project Data Unit	Weekday Base Rate	Weekday Mode Adj	Weekday Non-Captive Ratio	Weekday Project Rate	Weekday Unit	Weekend Base Rate	Weekend Mode Adj	Weekend Non-Captive Ratio	Weekend Project Rate	Weekend Unit	Weekday Peak Hr Adj 2 PM	Weekday Peak Mo Adj December	Weekday Estimated Parking Demand	Weekend Peak Hr Adj 12 PM	Weekend Peak Mo Adj December	Weekend Estimated Parking Demand
Community Shopping Center (<400 ksf)	41,013	sf GLA	4.20	1.00	1.00	4.20	/ksf GLA	4.20	1.00	1.00	4.20	/ksf GLA	1.00	1.00	172	0.85	1.00	146
Employee			0.80	1.00	1.00	0.80	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	33	1.00	1.00	33
Fine/Casual Dining Restaurant	12,900	sf GLA	4.20	1.00	1.00	4.20	/ksf GLA	4.20	1.00	1.00	4.20	/ksf GLA	0.65	1.00	33	0.50	1.00	25
Employee			0.80	1.00	1.00	0.80	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	0.90	1.00	9	0.75	1.00	8
Fast Food Restaurant	8,200	sf GLA	4.20	1.00	1.00	4.20	/ksf GLA	4.20	1.00	1.00	4.20	/ksf GLA	0.90	1.00	31	1.00	1.00	34
Employee			0.80	1.00	1.00	0.80	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	0.95	1.00	7	1.00	1.00	6
Residential, Rental, Shared Spaces	250	units	0.10	1.00	1.00	0.10	/unit	0.10	1.00	1.00	0.10	/unit	0.70	1.00	18	0.65	1.00	16
Reserved	1	spl/unit	1	1.00	1.00	1	/unit	1	1.00	1.00	1	/unit	1.00	1.00	250	1.00	1.00	250
Guest	250	units	0	1.00	1.00	0	/unit	0	1.00	1.00	0	/unit	0.20	1.00	8	0.20	1.00	8
Office <25 ksf	19,779	sf GLA	3.00	1.00	1.00	3.00	/ksf	3.00	1.00	1.00	3.00	/ksf	1.00	1.00	59	0.90	1.00	53
Medical/Dental Office	10,000	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	1.00	1.00	30	0.30	1.00	9
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	0	1.00	1.00	0

ULI base data have been modified from default values.

Customer	375	Customer	305
Employee	67	Employee	64
Reserved	250	Reserved	250
Total	692	Total	619

NOTE

1. THE MINIMUM NUMBER OF REQUIRED PARKING SPACES WILL BE REVIEWED AND APPROVED DURING THE SITE DEVELOPMENT PROCESS BASED ON THE MIX OF RESIDENTIAL UNITS AND A PARKING ANALYSIS THAT WILL BE SUBMITTED BY THE APPLICANT.
2. TOTAL STRUCTURED PARKING: 375 SPACES
3. MINIMUM NUMBER OF SPACES RESERVED FOR RESIDENTIAL USE ONLY: 300 SPACES.
4. TOTAL ON-SITE PARKING PROVIDED: 705 SPACES
5. PARKING WITHIN THE GARAGE WILL BE SHARED BETWEEN THE RESIDENTIAL USE AND COMMERCIAL USE. THE LOCATION OF THE DEVICE TO PROVIDE PRIVATE PARKING FOR THE RESIDENTIAL USE WILL BE DETERMINED AND SHOWN ON THE SITE DEVELOPMENT PLAN.
6. ADDITIONAL PARKING PROVIDED FOR THE COLUMBIA ASSOCIATION FACILITIES WILL BE PART OF THE SHARED USE PARKING THAT CAN BE USED BY ALL VISITORS OF THE VILLAGE CENTER.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS ON APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/21/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: S602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

H:\KIM\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PRELIMINARY EQUIVALENT SKETCH PLAN\MD06900 2PES2.DWG PRINTED BY:

BOHLER ENGINEERING

CORPORATE OFFICE: ♦ WORCESTER, MA
OFFICES: ♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ HAUPPAUGE, NY ♦ CHALFONT, PA ♦ MALVERN, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ COLUMBIA, MD ♦ WASHINGTON, DC ♦ CHARLOTTE, NC ♦ PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=30'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

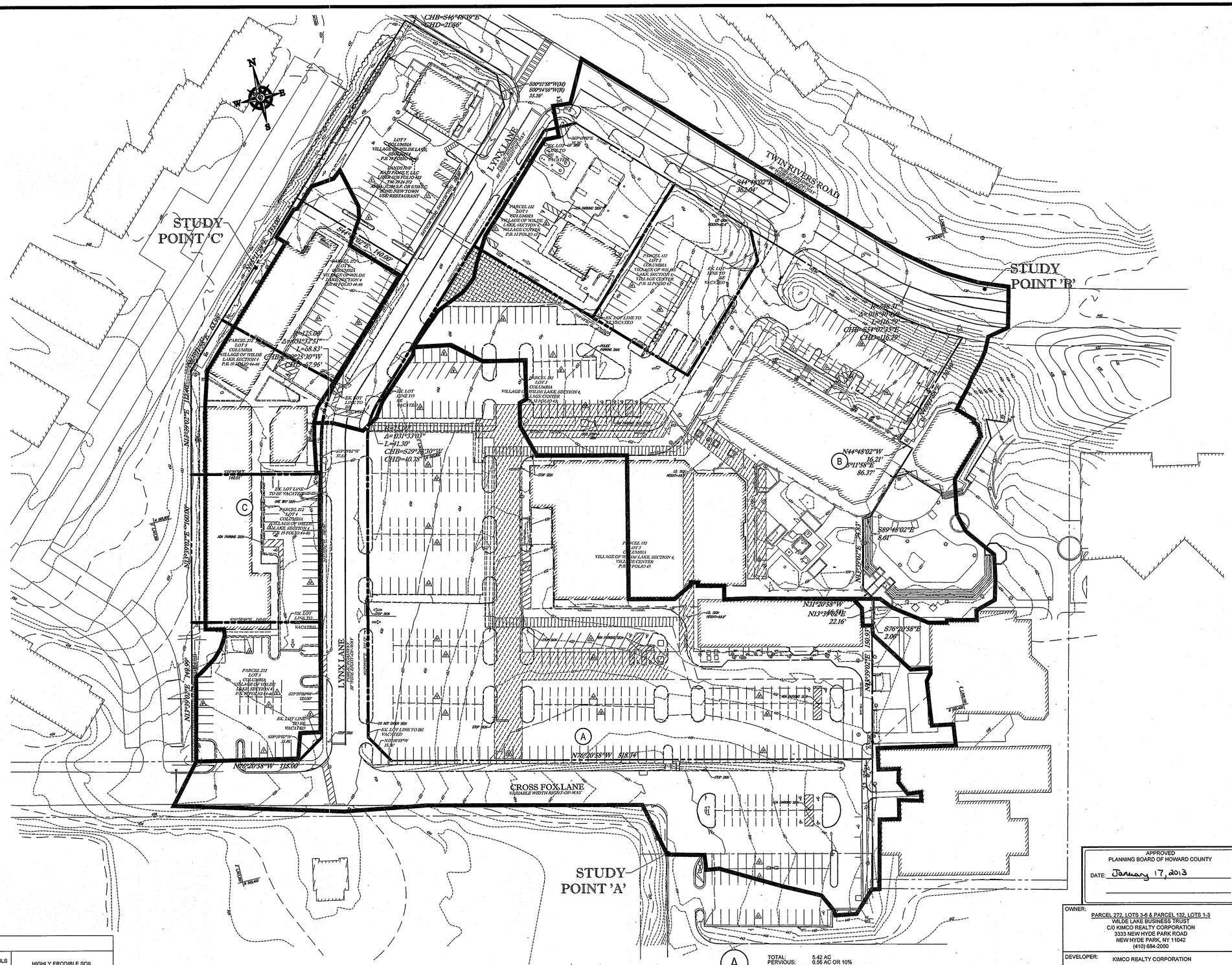
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 21342

SHEET TITLE:
PARKING DECK LAYOUTS AND SHARED USE PARKING CALCULATIONS

SHEET NUMBER:
13
OF 22

SP-13-001



SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/5/13

(A)	TOTAL: 5.42 AC PERVIOUS: 0.56 AC OR 10% IMPERVIOUS: 4.86 AC OR 90% RCN: 94	
(B)	TOTAL: 5.22 AC PERVIOUS: 1.10 AC OR 21% IMPERVIOUS: 4.12 AC OR 79% RCN: 90	
(C)	TOTAL: 1.72 AC PERVIOUS: 0.05 AC OR 3% IMPERVIOUS: 1.67 AC OR 97% RCN: 97	

NOTE: TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN UTILIZED SINCE THE SITE IS DEVELOPED.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ ROCHESTER, NY ◆ CHALFONT, PA ◆ CHESTER SPRINGS, PA ◆ TAMPA, FL
◆ BOWIE, MD ◆ TOWSON, MD ◆ FREDERICK, MD ◆ WASHINGTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND/OR OTHER INFORMATION AVAILABLE AT THE TIME OF PREPARATION. IT IS SUBJECT TO CHANGE UPON FURTHER FIELD OBSERVATIONS AND/OR ADDITIONAL INFORMATION.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=50'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

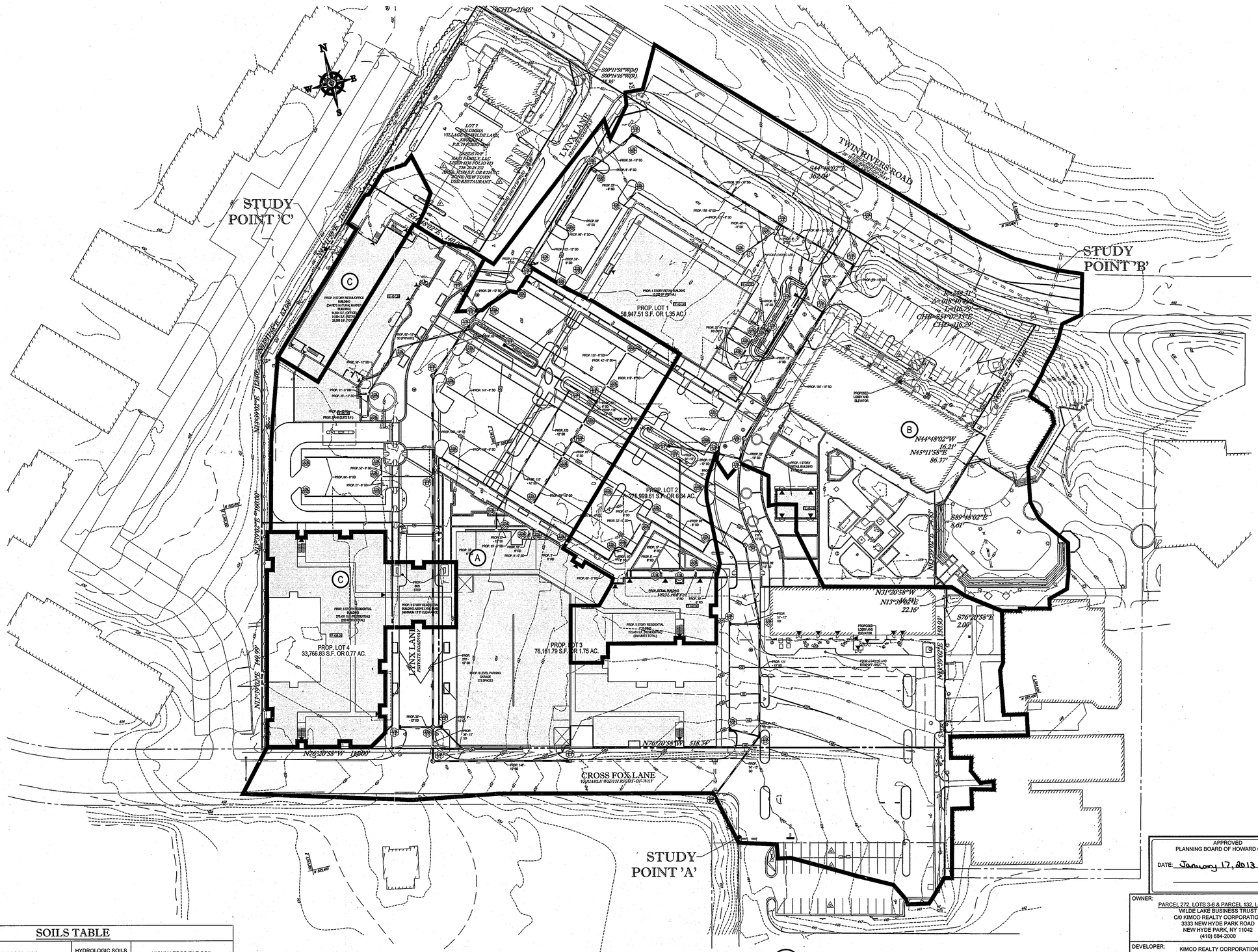
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 21342
EXPIRATION DATE: 9/14/2014

SHEET TITLE:
PRE - DEVELOPMENT DRAINAGE AREA MAP

SHEET NUMBER:
14
OF 22

SP-13-001



NOTE: TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN UTILIZED SINCE THE SITE IS DEVELOPED.

A	TOTAL:	5.43 AC	
	PERVIOUS:	0.69 AC OR 13%	
	IMPERVIOUS:	4.32 AC OR 79%	
	PERVIOUS PAVERS:	0.42 AC OR 8%	
	RCN:	91	
B	TOTAL:	5.63 AC	
	PERVIOUS:	1.52 AC OR 27%	
	IMPERVIOUS:	3.62 AC OR 64%	
	PERVIOUS PAVERS:	0.49 AC OR 9%	
	RCN:	85	
C	TOTAL:	1.30 AC	
	PERVIOUS:	0.12 AC OR 9%	
	IMPERVIOUS:	1.18 AC OR 91%	
	RCN:	95	

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/23/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
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SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE - SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
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BOHLER ENGINEERING

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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WARREN, NJ
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BOWIE, MD
TOWSON, MD
STERLING, VA
WASHINGTON, VA
PHILADELPHIA, PA
FORT LAUDERDALE, FL
TAMPA, FL
SOUTHBOROUGH, MA
ALBANY, NY
BINGHAMTON, NY
CHALFONT, PA
HARRISBURG, PA
SOUTHBOROUGH, MA
ALBANY, NY
BINGHAMTON, NY
CHALFONT, PA
HARRISBURG, PA

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJS
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=50'
CAD I.D.:	PE82

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

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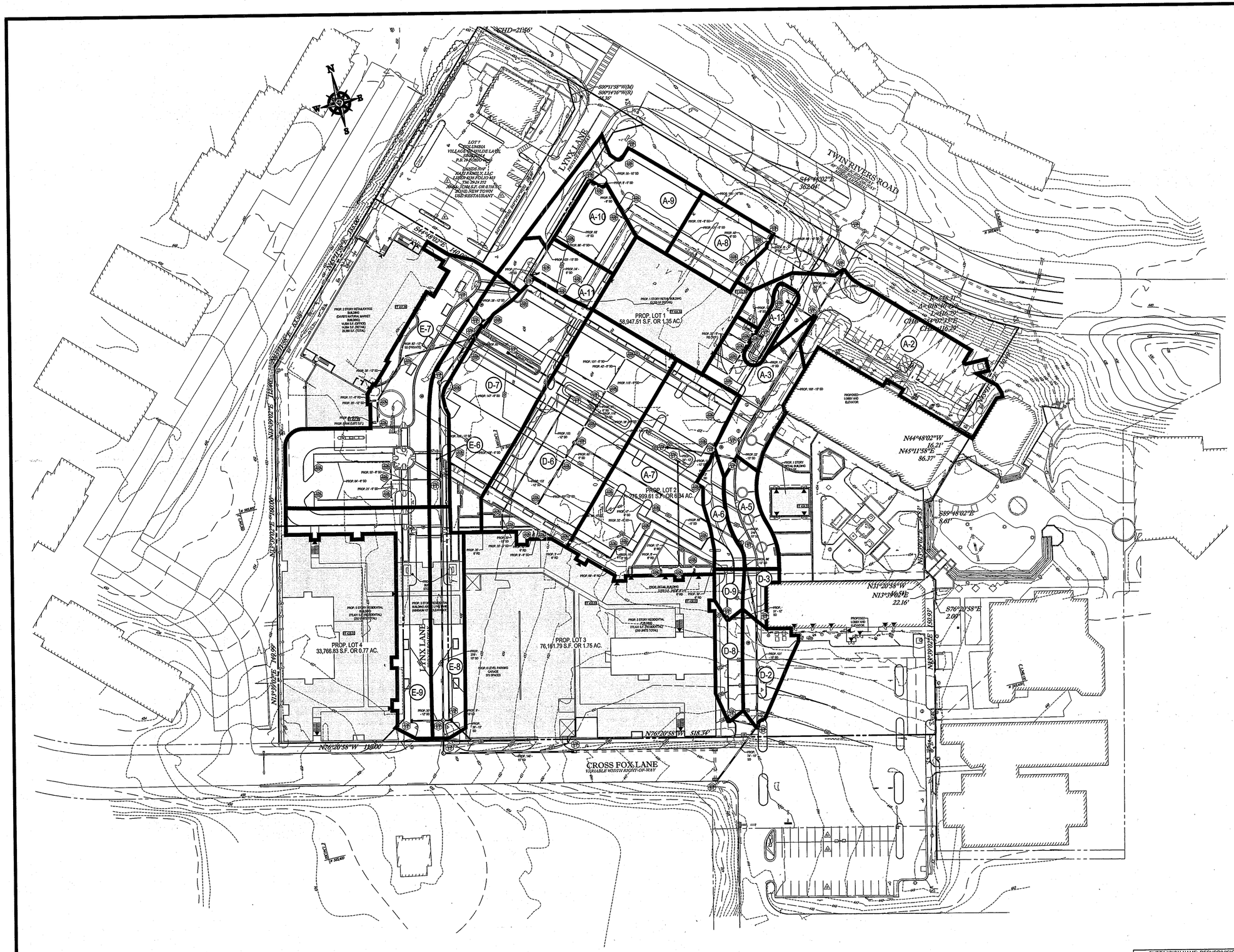
www.BohlerEngineering.com

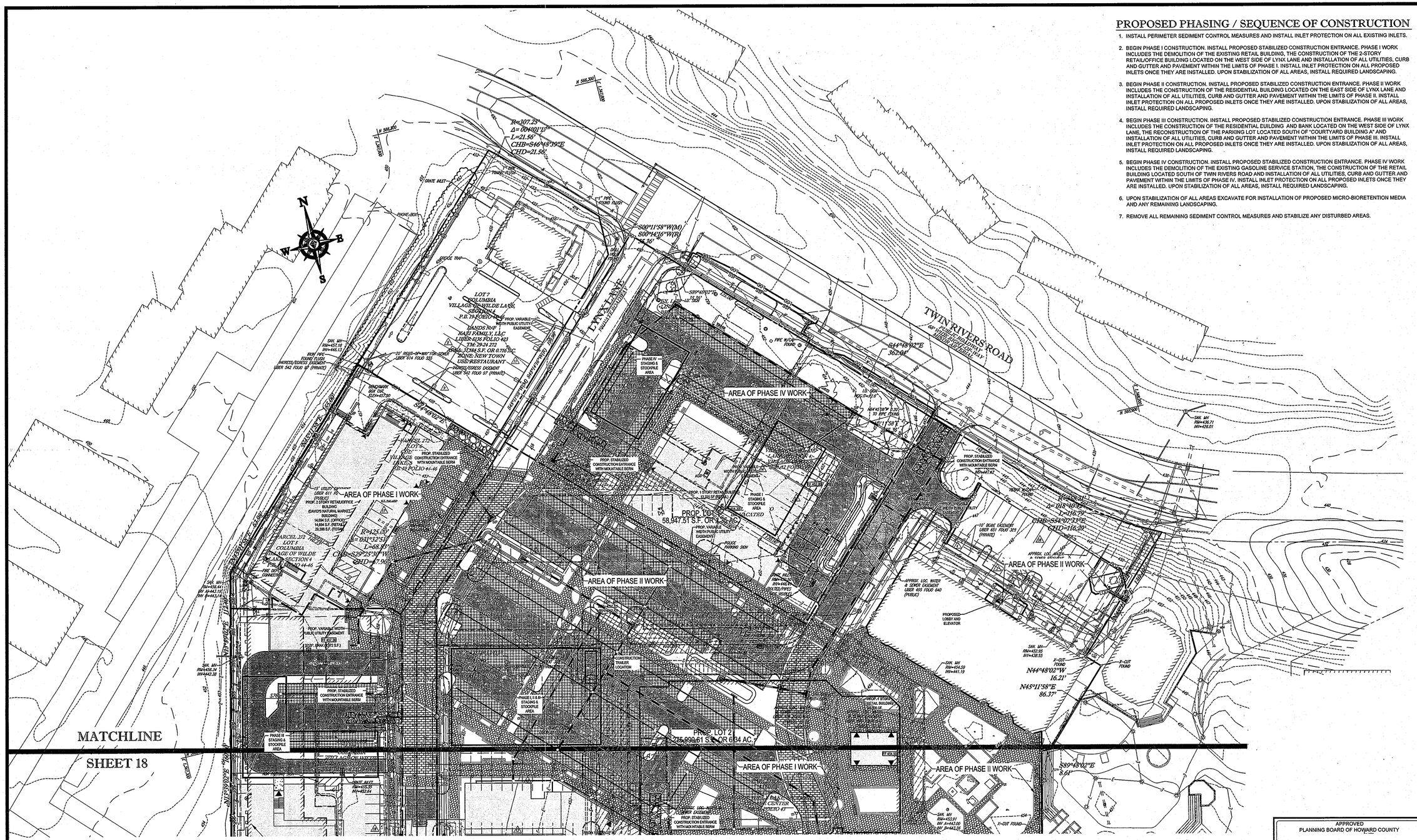
A.J. VOLANTH
STATE OF MARYLAND
21342
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 21342

SHEET TITLE:
POST - DEVELOPMENT DRAINAGE AREA MAP

SHEET NUMBER:
15
OF 22

SP-13-001


TWIN RIVERS ROAD
LYNX LANE
CROSS FOX LANE
PROP. LOT 1
68,947.51 S.F. OR 1.35 AC.
PROP. LOT 2
276,999.61 S.F. OR 6.34 AC.
PROP. LOT 3
76,161.79 S.F. OR 1.75 AC.
PROP. LOT 4
33,766.83 S.F. OR 0.77 AC.
N76°20'58"W 518.34'
N76°20'58"W 138.00'
S76°20'58"E 2.00'
S89°48'02"E 8.61'
N44°48'02"W 16.21'
N45°11'58"E 86.37'
N13°39'02"E 22.16'
N13°39'02"E 740.99'
N13°39'02"E 150.93'
S14°48'02"E 362.04'
S14°48'02"E 140.00'
S13°39'02"W 1,206.41'
S13°39'02"W 1,206.00'
N13°39'02"E 1,206.00'
N13°39'02"E 1,206.41'
N76°20'58"W 138.00'
N76°20'58"W 518.34'
N13°39'02"E 740.99'
N13°39'02"E 150.93'
S76°20'58"E 2.00'
S89°48'02"E 8.61'
N44°48'02"W 16.21'
N45°11'58"E 86.37'
N13°39'02"E 22.16



PROPOSED PHASING / SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER SEDIMENT CONTROL MEASURES AND INSTALL INLET PROTECTION ON ALL EXISTING INLETS.
2. BEGIN PHASE I CONSTRUCTION. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE. PHASE I WORK INCLUDES THE DEMOLITION OF THE EXISTING RETAIL BUILDING, THE CONSTRUCTION OF THE 2-STORY RETAIL/OFFICE BUILDING LOCATED ON THE WEST SIDE OF LYNX LANE AND INSTALLATION OF ALL UTILITIES, CURB AND GUTTER AND PAVEMENT WITHIN THE LIMITS OF PHASE I. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS ONCE THEY ARE INSTALLED. UPON STABILIZATION OF ALL AREAS, INSTALL REQUIRED LANDSCAPING.
3. BEGIN PHASE II CONSTRUCTION. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE. PHASE II WORK INCLUDES THE CONSTRUCTION OF THE RESIDENTIAL BUILDING LOCATED ON THE EAST SIDE OF LYNX LANE AND INSTALLATION OF ALL UTILITIES, CURB AND GUTTER AND PAVEMENT WITHIN THE LIMITS OF PHASE II. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS ONCE THEY ARE INSTALLED. UPON STABILIZATION OF ALL AREAS, INSTALL REQUIRED LANDSCAPING.
4. BEGIN PHASE III CONSTRUCTION. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE. PHASE III WORK INCLUDES THE CONSTRUCTION OF THE RESIDENTIAL BUILDING AND BANK LOCATED ON THE WEST SIDE OF LYNX LANE, THE RECONSTRUCTION OF THE PARKING LOT LOCATED SOUTH OF "COURTYARD BUILDING A" AND INSTALLATION OF ALL UTILITIES, CURB AND GUTTER AND PAVEMENT WITHIN THE LIMITS OF PHASE III. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS ONCE THEY ARE INSTALLED. UPON STABILIZATION OF ALL AREAS, INSTALL REQUIRED LANDSCAPING.
5. BEGIN PHASE IV CONSTRUCTION. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE. PHASE IV WORK INCLUDES THE DEMOLITION OF THE EXISTING GASOLINE SERVICE STATION, THE CONSTRUCTION OF THE RETAIL BUILDING LOCATED SOUTH OF TWIN RIVERS ROAD AND INSTALLATION OF ALL UTILITIES, CURB AND GUTTER AND PAVEMENT WITHIN THE LIMITS OF PHASE IV. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS ONCE THEY ARE INSTALLED. UPON STABILIZATION OF ALL AREAS, INSTALL REQUIRED LANDSCAPING.
6. UPON STABILIZATION OF ALL AREAS EXCAVATE FOR INSTALLATION OF PROPOSED MICRO-BIORETENTION MEDIA AND ANY REMAINING LANDSCAPING.
7. REMOVE ALL REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE ANY DISTURBED AREAS.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 584-2000
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 12 / 43 & 19 / 44 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/23/13

NOTE
ALL AREAS OUTSIDE SEDIMENT CONTROLS IS TO BE STABILIZED AT THE END OF EACH DAY.

40 20 10 0 40
1"= 40'

PROFESSIONAL CERTIFICATION
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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
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OFFICES: SOUTHBOROUGH, MA · ALBANY, NY · BUFFALO, NY · CENTER VALLEY, PA · DOWNCOTT, PA · BOWIE, MD · TOWSON, MD · STERLING, VA · FORT LAUDERDALE, FL · PORTLAND, ME

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=40'
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
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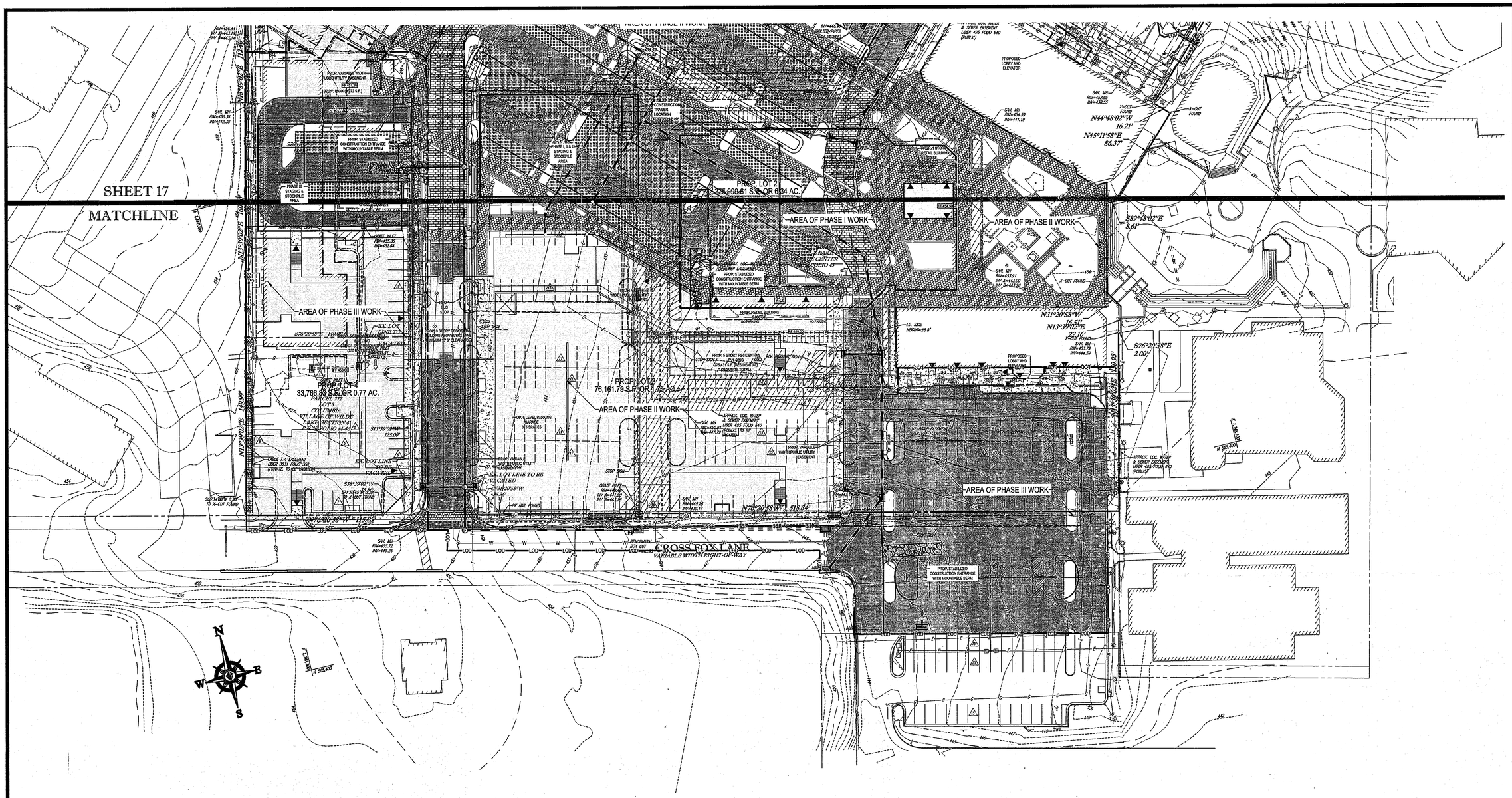
A.J. VOLANTH
PROFESSIONAL ENGINEER
(MARYLAND LICENSE No. 21342)
9/14/2014

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
17
OF 22

SP-13-001



SHEET 17

MATCHLINE

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/23/12

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
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NEW HYDE PARK, NY 11042
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DEVELOPER:
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1954 GREENSPRING DRIVE, SUITE 330
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SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
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BOHLER ENGINEERING

CORPORATE OFFICE: ♦ MORRISTOWN, NJ
OFFICES: ♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ HAUPPAUGE, NY ♦ CHALFONT, PA ♦ EXTON VALLEY, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ WASHINGTON, NJ ♦ WARRINGTON, VA ♦ WEST PALM BEACH, FL ♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY

CALL MISS UTILITY 1-800-257-7777 CALL 2 WORK DAYS BEFORE YOU DIG

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STATE OF MARYLAND
ADAM J. VOLANTH
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PROFESSIONAL ENGINEER
LICENSE NO. 21342
EXPIRATION DATE: 9/14/2014
PROFESSIONAL ENGINEER

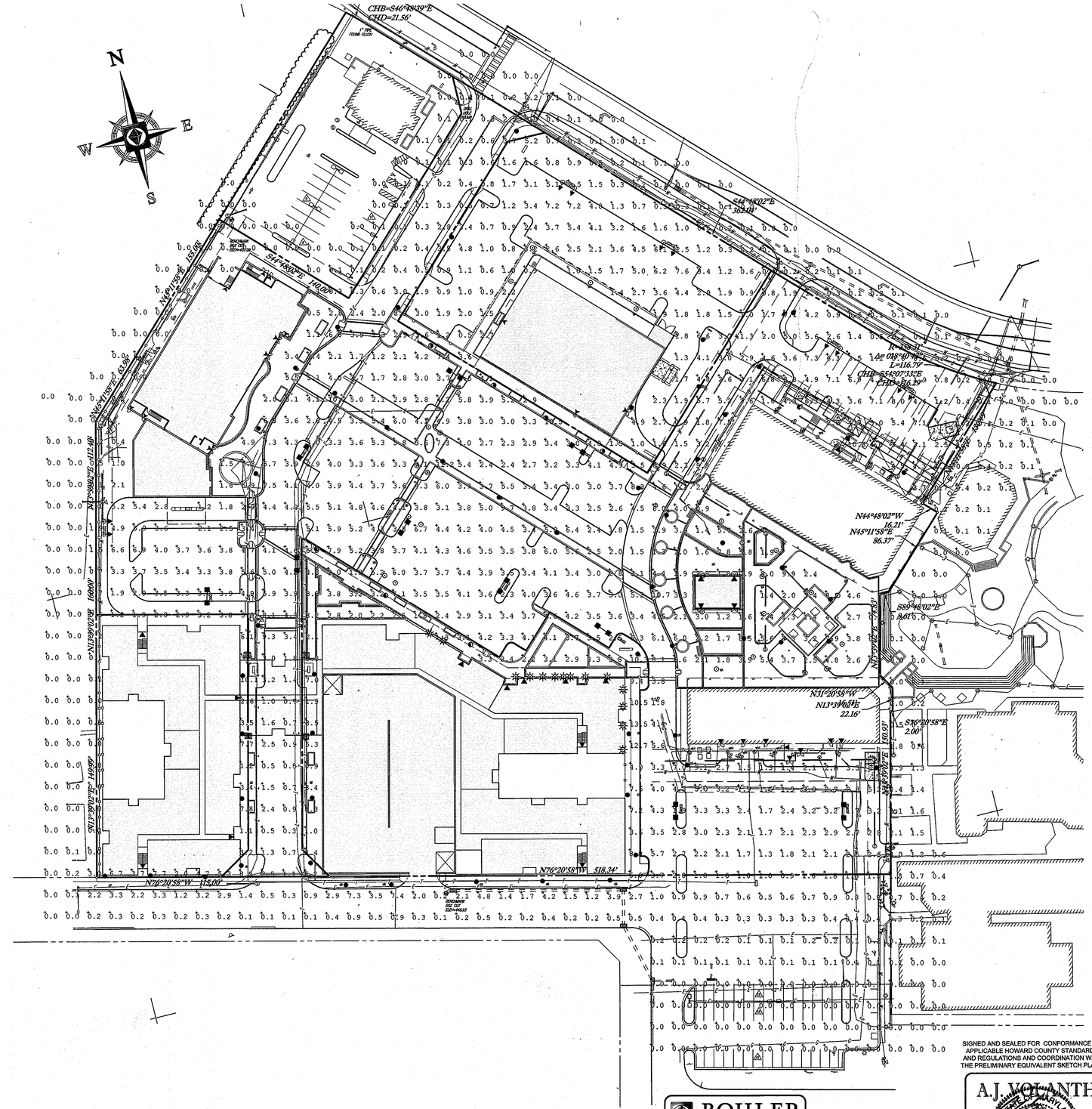
SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
18
OF 22

SP-13-001

REVISIONS

Rev #	Date	By:
1	9/3/10	J.P.
2	4/26/11	J.P.
3	5/2/11	J.P.
4	7/6/11	J.P.
5	7/7/11	TO
6	11/7/11	J.P.
7	4/12/12	J.P.
8	4/16/12	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACUTAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE SUMMARY	2.78	10.2	0.1	27.80	102.00	20	20
PARKING SUMMARY	3.57	11.2	0.5	7.14	22.40		
RESIDENTIAL WALK AREA	4.41	13.5	0.9	4.90	15.00		
RETAIL WALK AREA	4.42	10.5	1.1	4.02	9.55		

Luminaire Schedule

WLS6921 WILDE LAKE COLUMBIA, MD PM: HOLLY PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	10	A	47000	0.900	WLS-FVM-5-400-NW-PSMH-FG 30' POLE 3' BASE
	5	B	47000	0.900	WLS-FVM-3-400-NW-PSMH-FG-GS 30' POLE 3' BASE
	56	C	16000	0.800	WLS-860-5-175-PSMH 12' MOUNTING HEIGHT
	29	D	5600	0.800	WLS-PER-OPTX-70-CMH
	7	E	8500	0.800	WLS-HE-S-5-100-CMH-FG 10' MOUNTING HEIGHT
	14	F	14000	0.900	WLS-WMI-S-310-150-CMH-FG 16' MOUNTING HEIGHT

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE 2/23/13

OWNER:
PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: S6025500

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

SIGNED AND SEALED FOR CONFORMANCE TO APPLICABLE HOWARD COUNTY STANDARDS AND REGULATIONS AND COORDINATION WITH THE PRELIMINARY EQUIVALENT SKETCH PLANS

A.J. VOLANTH
STATE OF MARYLAND
No. 21342
PROFESSIONAL ENGINEER

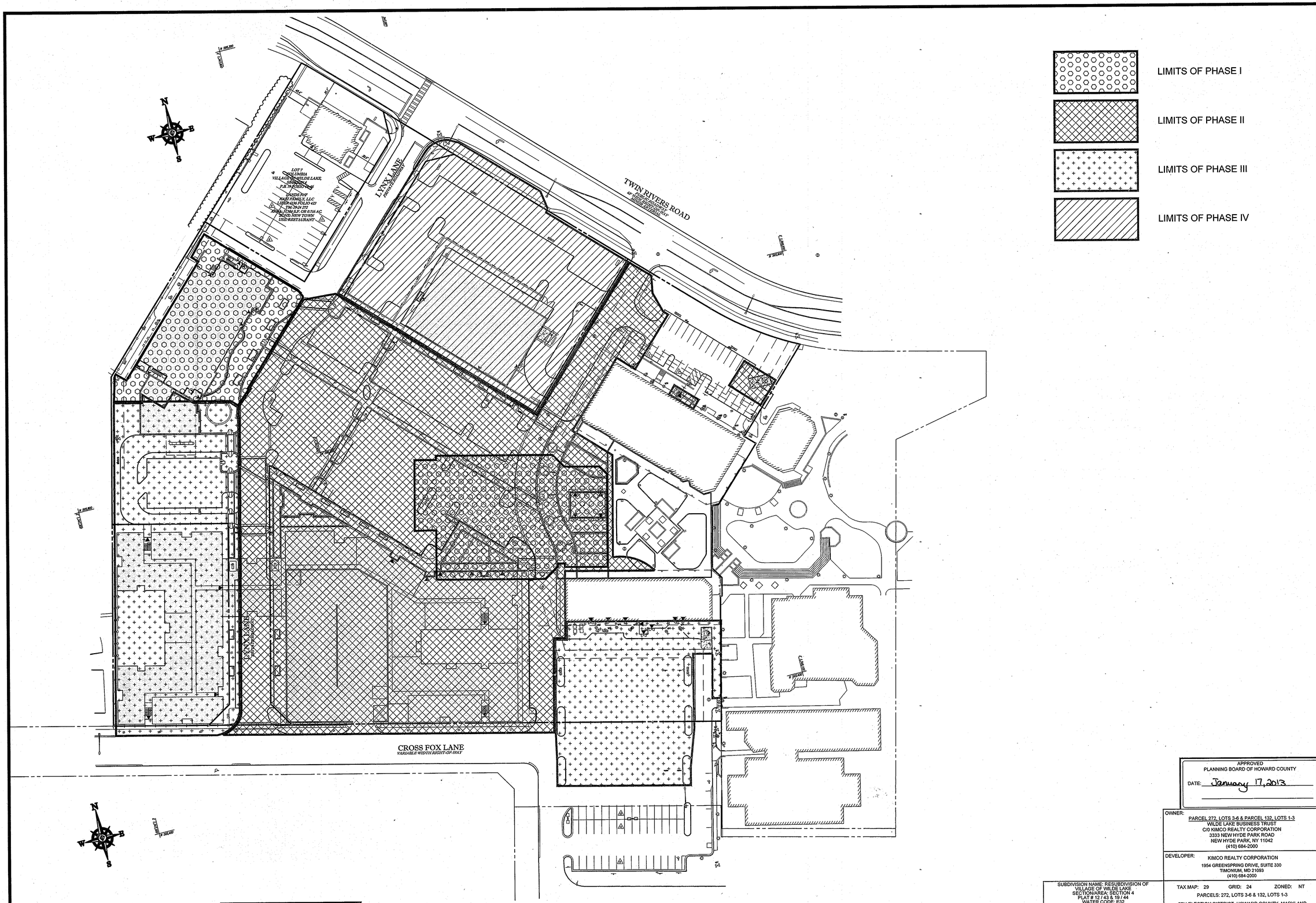
PO BOX 100519
FORT WORTH, TX 76185
WWW.WLSLIGHTING.COM
WLS LIGHTING SYSTEMS
Consider the Impact!
800-633-8711

SHEET 19 OF 22
BY: J.P.
PM: HOLLY

RESUBDIVISION OF VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT COLUMBIA, MD

SCALE: 1"=50'
DATE - 8/31/10
WLS-6921

SP-13-001



GENERAL NOTES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/27/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 12 / 43 & 19 / 44
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING

CORPORATE OFFICE:
♦ WORLD WIDE OFFICES:
♦ SOUTHBOROUGH, MA ♦ BOWIE, MD
♦ ALBANY, NY ♦ TOWSON, MD
♦ FREDERICKSBURG, VA ♦ FREDERICK, MD
♦ CHALFONT, PA ♦ WARRENTON, VA
♦ CHARLOTTE, NC ♦ WEST PALM BEACH, FL
♦ FAMPA, FL ♦ PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

THESE PLANS AND DATA ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE INTENDED FOR USE ON THIS PROJECT ONLY. THEY MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE OR PROJECT WITHOUT WRITTEN PERMISSION.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	1"=50'
CAD I.D.:	PH1

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 21342
9/14/2012

SHEET TITLE:
PHASING SITE PLAN

SHEET NUMBER:
20
OF 22

SP-13-001

Village of Wilde Lake
Sections 1, 2, 3, 4
Final Development Plan Phase 2-A-VIII

AMMENDED FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 2A VIII is Applicable to Sections 1, 2, 3, 4, 5 of the Village of Wilde Lake.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

2A. To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:

To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d-(1):

The term "structure", as used in this Final Development Plan Phase shall include but not be limited to:

- cornices and eaves
- roof or building overhangs
- chimneys
- porches
- bay windows
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings.

All setback areas shall be clear of any protrusions, extensions, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the county or state, except, as otherwise specified in the subsections below, for any building permitted with B-1, B-2, S-C, or M-1 use type areas of the New Town District, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- walks
- shrubbery
- trees
- ornamental landscaping
- similar minor structures
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by The Howard County Department of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY:

No structure shall be located upon lots devoted to similar family low and/or medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, not within 50 feet of a principal arterial highway, nor within 7 ½ feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lots, or parcels as "Common Open Areas" which will not be credited to "Open Space" but, will be credited to the Single Family Low and/or Medium Density of the Phase in which is presently exists.

6B-1. APARTMENT LAND USE AREAS:

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

1. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a principal arterial or intermediate divided arterial highway. Except within a Village Center, building and structures may be constructed within 0' of the public right-of-way of any public road, street or highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
2. No building or structures shall be located within 40' of any of the property lines of the project. Except, however that buildings or structures may be located within 5' of any property line of the project within a Village Center. Except, however buildings or structure setbacks do not apply to internal property lines within the Village Center.
3. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
4. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building. Except, however that apartment buildings may be constructed within 15' of parking spaces or access driveways to parking areas if located within a Village Center.
5. Not withstanding the provisions of paragraphs a through d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
6. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot area. The coverage requirement does not apply to apartment buildings and structures that are part of a Village Center.
7. If adjacent parcels are under a single ownership and have identical land use, no setback requirements will apply to the common lot line between Lots 1 and 3, Section 3.
8. All open spaces in the project areas, except driveways and offset parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6B-2. ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road or highway. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure, as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Department of Planning and Zoning. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a Site Development Plan is submitted for approval.

6C-1. EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 25' of the right-of-way of any public street, road or highway, except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board. Parking areas may be within zero (0) feet of any lot line or right-of-way line for Village Center Employment Commercial areas. Except as restricted by this Paragraph, 6C-1, buildings, and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning board at the time a Site Development Plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

6D. OPEN SPACE LAND USE AREAS:

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road or highway, or within twenty-five (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 Development Plan approved by the Howard County Planning Board. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 125-C-3-d-(2):

7A-2. SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

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

7B-1. APARTMENT LAND USE AREAS

Lots 209, 214, 220, 1 and 3-A shall be devoted to apartment uses provided, however, that no more than 100, 120, 52, 60, and 72 dwelling units respectively may be constructed on Lots 209, 214, 220, 1 and 3-A. Apartment use shall be permitted in section 4, lots 3 and 4 provided no more than 250 dwelling units are proposed.

7B-2. ATTACHED LAND USE AREAS

Lot 210 shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) 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 Board as a part of the Site Development Plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Sections 125-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Area into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and other having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion of, such lots may be operated as rental units. No more than 4 dwelling units may be constructed on said lot 210.

7C-1. EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER COMMERICAL

Lot 217 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:
a. uses permitted in B-1 districts.
b. uses permitted in S-C districts, except, however that gasoline service station.

7C-2. EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

Section 4, Lots 1, 2, 3 & 4 are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:
a. uses permitted in B-1 districts.
b. uses permitted in B-2 districts.
c. uses permitted in S-C districts.
d. apartment units.

7C-3. EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL - LOT 225
All uses permitted in commercial districts or commercial land use is permitted including, but not limited to, all of the following:
a. uses permitted in B-1 districts.
b. uses permitted in B-2 districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7E-1. OPEN SPACE LAND USE AREAS

Lots 63, 219, 184, 44, 148, 200, 139, 21, 170, 211, 212, 213, 4, 12, 221, 75, 74, 78 and 81 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Department of Planning and Zoning.

7E-2. NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 218 is to be used for all open space land uses, including, but not limited to, all of the following:

1. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
2. Operation of a public or private child care center.
3. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:

a. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
b. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
c. Operation of a community hall including leasing of same for public or private use.
d. Operation of such commercial activities as are consistent with a Neighborhood Center such as snack bar.

7E-3. VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lot 4 is to be used for all open space land uses including, but not limited to, all of the following:

1. Operation of a public or private swimming pool.
2. Operation of a community library facility.
3. Operation of a community hall, including leasing of same, for public or private use.
4. Operation of a teen center building, including sales on the premises of food and beverages.
5. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
6. Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

7E-4. TENNIS COURT OPEN SPACE LAND USE

Lot 5 is to be used for all open space land uses, including, but not limited to, operation and maintenance of public or private tennis courts, together with such minor commercial activities are consistent with primary use of lot 5 as a tennis facility, in accordance with a Site Development Plan approved by the Howard County Planning Board, including such uses as operation of a snack bar, lunch counter, tennis club, tennis pro shop, and similar activities.

7E-5. LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 2 is to be used for all open space purposes including, but not limited to, all of the following:

1. Operation and maintenance of a public or private lake and park.
2. Operation of a public or private boating facility, including bathhouse, dock facilities and related appurtenances.
3. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 2 for park and recreational uses as approved by the Howard County Planning Board.
4. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
5. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances, and similar activities.

7E-6. TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 211, 212 are to be used for open space purposes. Any portion of lots 211 and 212 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually uses as a right-of-way or in any event a right-of-way strip, not less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 125-A-8 of the Howard County Zoning Regulations.

7E-7. SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 215 shall be used for public schools and recreational fields. In computing the amounts of land devoted to the Open Space Land Use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of the school lot 215 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):

8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

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

8B-1. APARTMENT LAND USE AREAS

No structure shall be constructed more than 100 feet in height from the highest adjoining ground elevation adjacent to the building. No height limited is imposed upon structures constructed within Lot 209 provided improvements thereon are constructed in accordance by the Howard County Planning Board.

8B-2. ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.

8C-1. NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Lot 217.

8C-2. VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

8E. 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 Board.

9. PARKING REQUIREMENTS - Section 125-C-3-d(3):

9A. SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a medium area of one hundred sixty two (162) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

9B-1. APARTMENT LAND USE AREAS

No less than 1 ½ off-street parking spaces containing a minimum area of one hundred sixty two (162) square feet for each parking space for each dwelling unit other than single family attached units shall be provided within each lot devoted to apartment uses. For single attached units located on lots devoted to apartment uses, no less than two (2) off-street parking spaces of same area shall be provided.

Parking may be allowed on adjacent Lot 3 as approved by the Howard County Planning Board.

Apartment uses located within the Village Center will be required 1.25 off-street parking spaces per dwelling unit.

Final minimum parking ratios will be reviewed and approved by the Department of Planning and Zoning and the Howard County Planning Board during the Site Development Plan approval, based on the proposed configuration of uses types and residential units.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PHASE 2-A-VII RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT # 305A-1551.

9B-2. ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty two (162) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or services drives. Such parking areas may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with sixty (60) foot or greater width right-of-way.

9C-1. COMMERICIAL LAND USE AREAS - VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply.

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses and restaurant uses.
2. Three (3) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings, constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
3. Shared parking will be permitted based upon the "shared parking" chart located on the approved Comprehensive Sketch Plan.
4. Final minimum parking ratios will be reviewed and approved by the Department of Planning and Zoning and the Howard County Planning Board during the Site Development Plan approval, based on the proposed configuration of use types and residential units.

9E. 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. In the event structures are proposed for construction on any portion of such land, parking requirements, therefore, may be imposed by the Howard County Planning Board at the time a Site Development Plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and devoted as non-credited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-C-3-d(3):

10A. GENERALLY:

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

10B. ATTACHED LAND USE AREAS

1. Setbacks shall conform to the provisions set forth in Section 6 above.
2. Buildings and other structures may be located within one (1) foot of the easement or right-of-way of interior streets constructed upon the land encompassed by the Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-C-3-d(3):

As shown on subdivision plats in accordance within minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 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 minor structures.

12B-1. APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures. The coverage requirement does not apply to apartment uses that are part of a Village Center.

12B-2. ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

12C. COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

12E. OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a Site Development Plan as approved by the Howard County Planning Board.

GENERAL NOTE:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/23/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: January 17, 2013

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER:
KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 12 / 43 & 19 / 44 WATER CODE: E32 SEWER CODE: 5602600	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING
CORPORATE OFFICE: 901 DULANEY PLAZA, SUITE 801, TOWSON, MD 21204
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; CHEEKTOWAGA, NY; CHALFONT, PA; LANSDALE, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; ROCKVILLE, MD; WARRENTON, VA; WILLIAMSBURG, VA; FT. MYERS, FL; PHILADELPHIA, PA

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	NOT TO SCALE
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF VILLAGE OF WILDE LAKE
VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 21342

SHEET TITLE:
AMENDED FINAL DEVELOPMENT PLAN CRITERIA

SHEET NUMBER:
21
OF 22

SP-13-001

Village of Wilde Lake

Village Center

Section 4 - Area 2

AMENDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 39A

The area included within this Final Development Plan Phase is Applicable to Section 4 Area 2, of the Village of Wilde Lake.

1. PUBLIC STREETS AND ROADS - SECTION 125-C-3-b::

   To be shown on subdivision plat, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS -OF-WAY - SECTION 125-C-3-b:

   To be shown on subdivision plat, if required by the Howard County Department of Planning and Zoning.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-C-3-b:

   To be shown on subdivision plat, if required by the Howard County Department of Planning and Zoning.

4. DRAINAGE FACILITIES - SECTION 125-C-3-b:

   To be shown on subdivision plat, if required by the Howard County Department of Planning and Zoning.

5. RECREATIONAL,SCHOOL,PARK AND OTHER COMMUNITY USES - SECTION 125-C-3-c:

   To be shown on Final Development Plan, if required by the Howard County Departtpment of Planning and Zoning.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125-C-3-d-1:

   The term "structure" as used in the Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed.

   The term structure shall include cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the lot line of any land use is adjacent to a freeway or primary road, structures can be located within 50' of the right-of-way line thereof with the exception of the setback provisions in the forthcoming sections of the criteria, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Determination of the specific character of "similar minor structures"

   and setbacks applicable there to will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board. Except, however building and structure setbacks do not apply to internal property lines within the Village Center.

   All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

   EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

   Structure can be located within 25 feet of the right-of-way of any public street, road or highway; except however that structures may be constructed for any location within such setback area if such construction is in accordance with a site development plan approved by the Howard county Planning Board. Except as restricted by this Paragraph; buildings and other structures may be located at any location within Commercial Land Use Areas. All structures shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

   VILLAGE CENTER - APARTMENT USE

   Structure can be located within 0 feet of the right-of-way of any public street, road or highway and 5 feet of any property line; except however that structures may be constructed for any location within such setback area if such construction is in accordance with a site development plan approved by the Howard county Planning Board. Except, however buildings or structure setbacks do not apply to internal property lines within the Village Center.

7. PERMITTED USES - SECTION 125-C-3-d-2:

   EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

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

   a. uses permitted in B-1 districts.
   b. uses permitted in B-2 districts.
   c. uses permitted in S-C districts.
   d. apartment units.

8. HEIGHT LIMITATIONS - SECTION 125-C-3-d-3:

   VILLAGE CENTER - COMMERCIAL

   No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon constructed in accordance with a site development plan approved by the Howard County planning Board.

9. PARKING REQUIREMENTS - SECTION 125-C-3-d-3:

   COMMERCIAL LAND USE AREAS - VILLAGE CENTER

   In all commercial land use areas, the following parking requirements shall apply:

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable commercial areas.

2. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Developmental Plan Phase.

3. Apartment uses located within the Village Center will be required 1.25 off-street parking spaces per dwelling unit.
4. Shared parking will be permitted based upon the "shared parking" chart located on the approved Comprehensive Sketch Plan.

5. Final minimum parking ratios will be reviewed and approved by the Department of Planning and Zoning and the Howard County Planning Board during the Site Development Plan Approval based upon the proposed configuration of use types and residential units.

10. SETBACK PROVISIONS - SECTION 125-C-3-d-3: GENERALLY

    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 125-C-3-d-3:

    To be shown on subdivision plat, in accordance with minimum of lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - SECTION 125-C-3-d-3:

    COMMERCIAL LAND USE AREAS

    No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses except in accordance with a site development plan approved by the Howard County Planning Board.

    APARTMENT LAND USE AREAS

    No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Apartment Land Uses.

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/21/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: January 17, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 12 / 43 & 19 / 44 WATER CODE: E32 SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, LOTS 3-6 & 132, LOTS 1-3
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21342, EXPIRATION DATE: 9/14/2014

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	MJG
CHECKED BY:	MJG
DATE:	10/31/12
SCALE:	NOT TO SCALE
CAD I.D.:	PES2

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
RESUBDIVISION OF
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
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A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 21342
No. 21342
PROFESSIONAL ENGINEER

SHEET TITLE:
AMENDED FINAL DEVELOPMENT PLAN CRITERIA

SHEET NUMBER:
22
OF 22

SP-13-001