

PARKING LOT EXPANSION: FDP-45-A-4 WILDE LAKE PUBLIC SCHOOL CAMPUS (THE SOURCE)

10750 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
HOWARD COUNTY

PROJECT TEAM

DEVELOPER

Columbia
CONCEPTS

MASTER ARCHITECT & LEED CONSULTANT

KGD

CIVIL ENGINEER & SITE LANDSCAPE

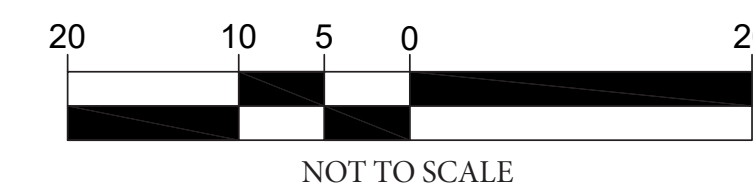
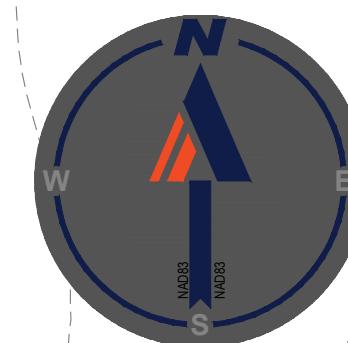
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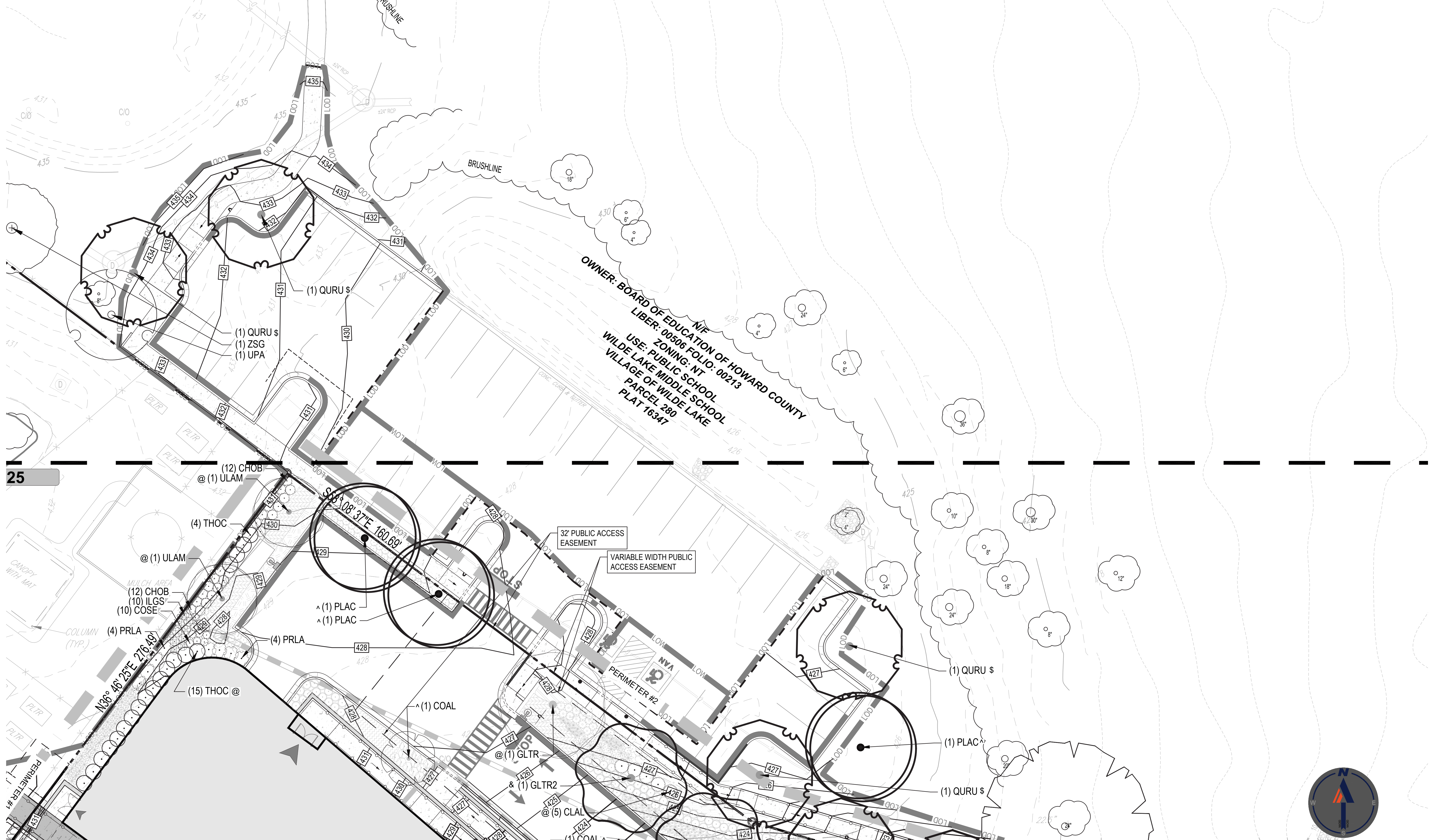
TRAFFIC CONSULTANT

GOROVE SLADE
Transportation Planners and Engineers











ZELKOVA SERRATA 'GREEN VASE'
GREEN VASE JAPANESE ZELKOVA



ULMUS PARVIFOLIA 'FRONTIER'
CHINESE ELM

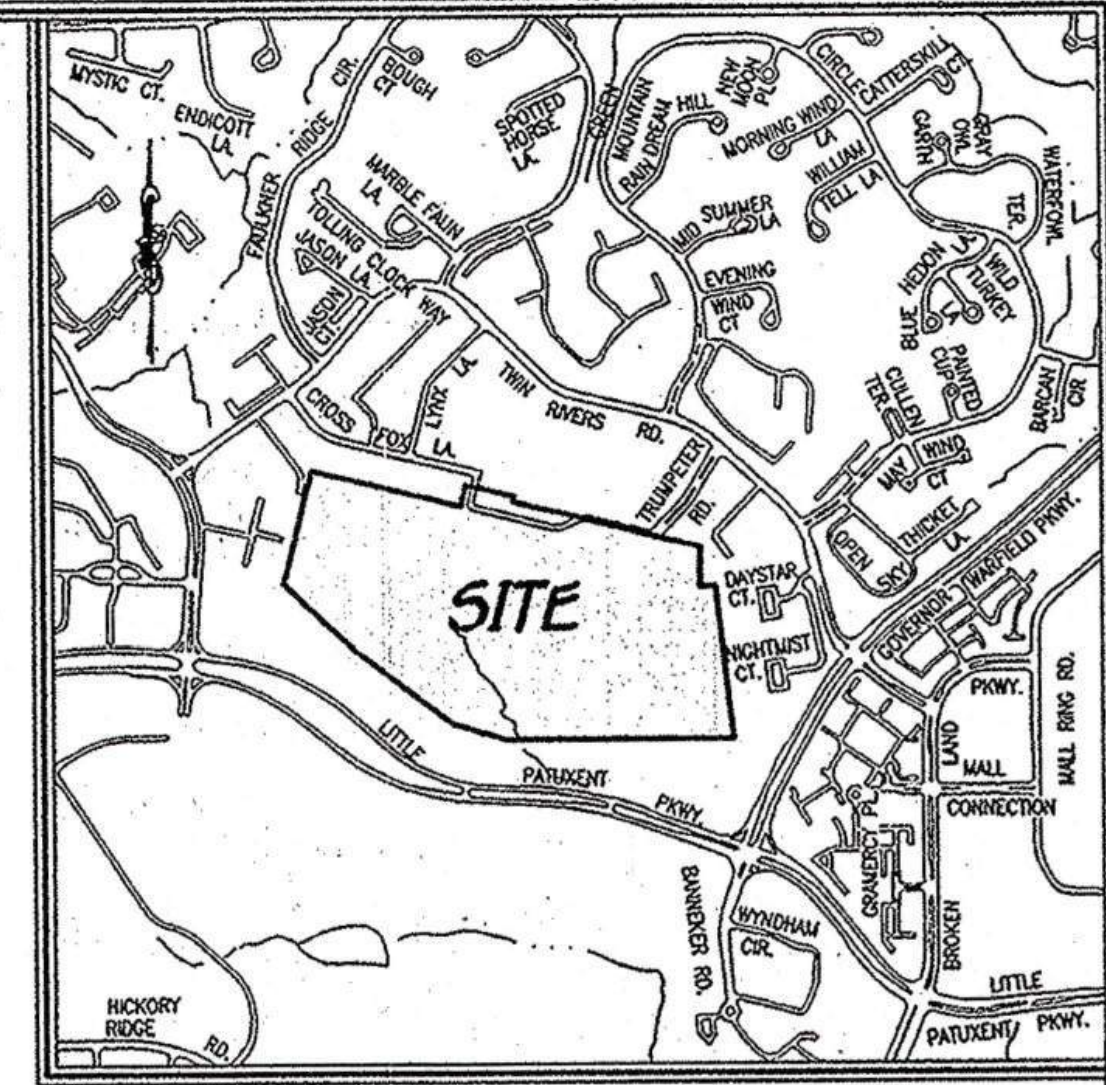
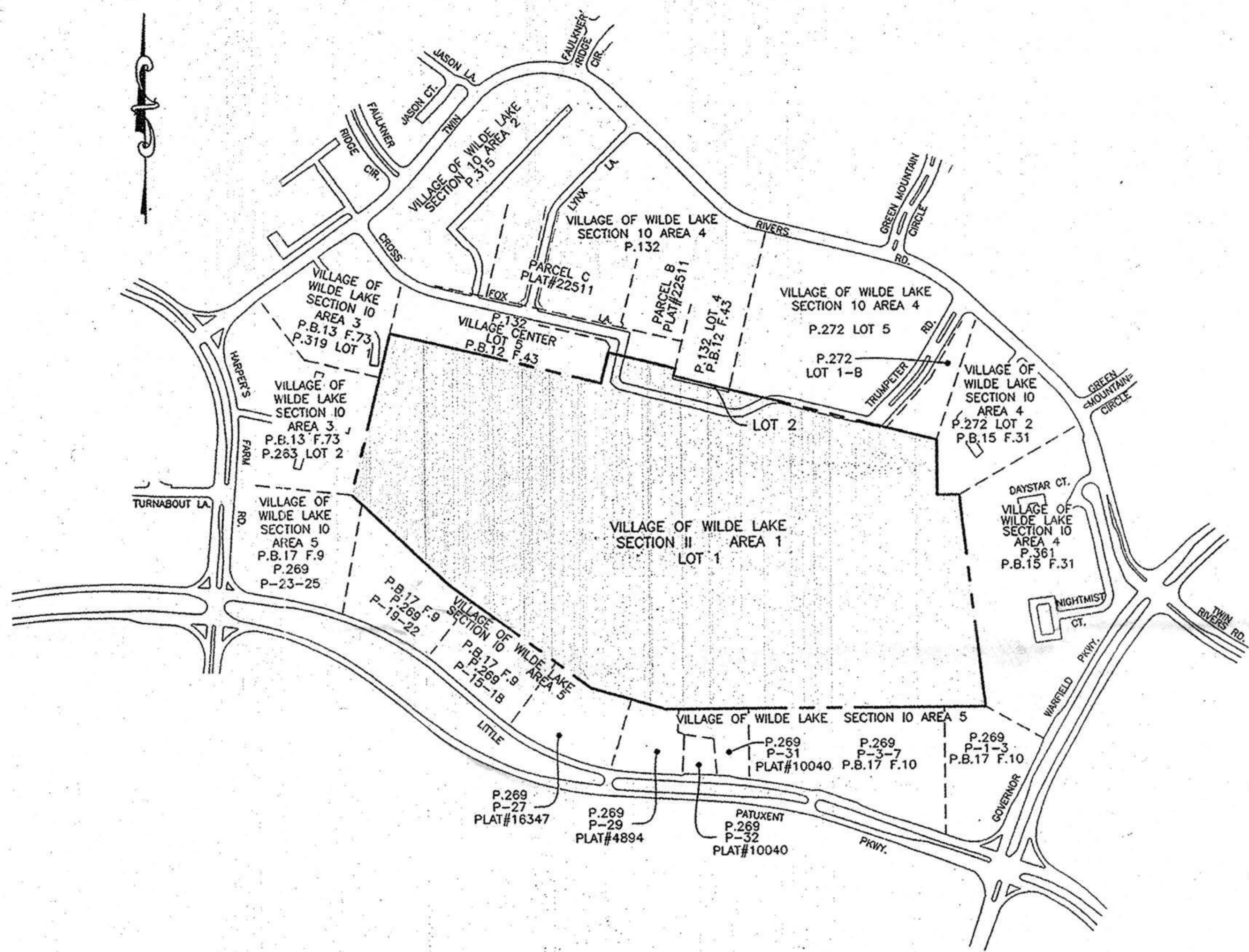


QUERCUS RUBRA
NORTHERN RED OAK



PLATANUS X ACERIFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANE TREE

VILLAGE OF WILDE LAKE
MIDDLE - SR. HIGH SCHOOL SITE
SECTION 11 AREA 1
FINAL DEVELOPMENT PLANS



VICINITY MAP
SCALE : 1" = 1200'

SUMMARY OF AMENDMENTS

- PHASE 45-A: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO CORRECT ERRORS IN COMPUTATIONS FOR OPEN SPACE AREA.
- PHASE 45-A-I: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO ADJUST THE PERCENT OF LAND DEVOTED TO OPEN SPACE LAND USE AND TO UPDATE SECTION DESIGNATIONS IN CRITERIA.
- PHASE 45-A-II: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO AMEND CRITERION 7 TO INCLUDE PARKING TO SUPPORT AN ADJACENT NT EMPLOYMENT CENTER - NEW TOWN COMMERCIAL SITE AS PERMITTED LAND USE. TO REVISE THE PERCENTAGE OF CREDITED OPEN SPACE TO 87.5% AND TO SUBTRACT 0.484 ACRE FROM CREDITED OPEN SPACE AND ADDING 0.484 ACRE TO NON-CREDITED OPEN SPACE TABULATIONS.
- PHASE 45-A-III: PURPOSE IS TO CHANGE 6.529 AC. OF NON-CREDITED OPEN SPACE TO 7.529 AC. OF NON-CREDITED OPEN SPACE LOT AND 45.771 AC. OF CREDITED OPEN SPACE TO 44.771 AC. OF CREDITED OPEN SPACE ON OPEN SPACE LOT 1. AMEND SHEET 2. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED OPEN SPACE AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 4. 1 ACRE IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE ESTABLISHMENT OF A NEW SCHOOL PARKING LOT.
- PHASE 45-A-IV: PURPOSE IS TO CHANGE 6.529 AC OF NON-CREDITED OPEN SPACE TO 7.529 AC OF NON-CREDITED OPEN SPACE LOT AND 44.771 AC OF CREDITED OPEN SPACE TO 44.672 AC OF CREDITED OPEN SPACE ON OPEN SPACE LOT 1. AMEND SHEET 2. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED OPEN SPACE AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 4. 0.099 ACRE IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE EXPANSION OF A SCHOOL PARKING LOT.

LOCATION MAP
SCALE : 1" = 400'

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 4 OF AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 23022 ON OCTOBER 24, 2014.
THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 & 4 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY FIVE A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLATS #23024 AND #23025

OWNER
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

PETITIONER
COLUMBIA FLIER OWNER, LLC
8115 MAPLE LAWN
BOULVEARD, SUITE 275
FULTON, MD 20759

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.
E.R. McWILLIAMS
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3697
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3697; EXPIRATION DATE: 9/2026
06/23/2026
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1985
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 11, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1985
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004
AMENDED Z.B. CASE 1095M RESOLUTION APPROVED APRIL 19, 2012
AMENDED Z.B. CASE 1096M RESOLUTION APPROVED JULY 9, 2012
AMENDED Z.B. CASE 1113M RESOLUTION APPROVED NOVEMBER 6, 2017
AMENDED Z.B. CASE 1120M RESOLUTION APPROVED OCTOBER 5, 2020
HOWARD COUNTY PLANNING BOARD
H.C.P.B. EXEC. SEC. _____ DATE _____ H.C.P.B. CHAIRPERSON _____ DATE _____

VILLAGE OF WILDE LAKE
MIDDLE - SR HIGH SCHOOL SITE
SECTION 11 AREA 1
OPEN SPACE LOTS 1 & 2
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-IV
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 1 OF 4 JUNE 23, 2026

AMENDED FINAL DEVELOPMENT PLAN CRITERIA -- PHASE 45-A-III
MIDDLE-SR HIGH SCHOOL SITE
VILLAGE OF WILDE LAKE, SECTION 11, AREA 1

1. PUBLIC STREETS AND ROADS - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
2. PUBLIC RIGHTS-OF-WAY - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
4. DRAINAGE FACILITIES - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USES - SECTION 125.0.C.3.c:
"To be shown on Final Development Plan if required by the Howard County Planning Board."
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125.0.C.3.d(1):

The term "structure", as used in this Amended Final Development Plan Phase does include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fence constructed on any lot within this Amended 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.

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 125.0.C.3.d(2):

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 1 shall be used as a public school and as parking to support an adjacent new town employment center commercial zone site. In computing the amount of land devoted to the open space land use under the requirements of Section 125.0.A.8 of the Howard County Zoning Regulations, only 87.5% of the area of Lot 1 shall be evaluated as Open Space Land Use in computing the minimum area required by Section 125.0.A.8.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 2 is to be used for all Open Space Land uses including, but not limited to pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. HEIGHT LIMITATIONS - SECTION 125.0.C.3.d(3):

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 125.0.C.3.d(3):

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Amended 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 therefor may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - SECTION 125.0.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 Amended Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 125.0.C.3.d(3):

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 125.0.C.3.d(3):

OPEN SPACE LAND USE

No more than 10 percent of the land within this Amended Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES	
Land Use	Total Acreage
Open Space	
Credited	44.672
Non-Credited	7.628 0.583 AC. OF NON-CREDITED OPEN SPACE IS BEING USED FOR PARKING ON PARCEL-27 RECORDED AS PLAT NO.16347)
	52.300

OWNER

HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

PETITIONER

COLUMBIA FLIER OWNER, LLC
8115 MAPLE LAWN
BOULEVARD, SUITE 275
FULTON, MD 20759

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 4 OF AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 23023 ON OCTOBER 24, 2014.

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. _____

DATE _____

H.C.P.B. CHAIRPERSON _____

DATE _____

VILLAGE OF WILDE LAKE
MIDDLE - SR HIGH SCHOOL SITE
SECTION 11 AREA 1
OPEN SPACE LOTS 1 & 2

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-IV
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 2 OF 4 JUNE 23, 2026

F:\2011\11055\Engineering\Drawings\11055 Final Dev't Plans.dwg SHEET 3 OF 4, 10/14/2014 10:43:01 AM, 1:1

