

SUMMARY OF CHANGES

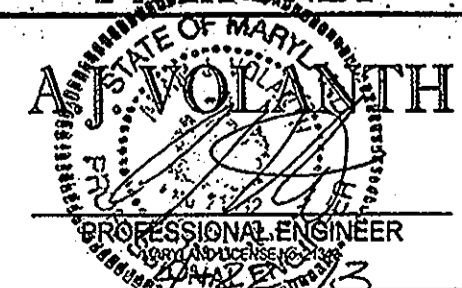
- PHASE 2A PLAN WAS AMENDED TO REFLECT CORRECTION OF ERRORS IN DRAFTING AND AREA COMPUTATIONS.
- PHASE 2A-II PLAN WAS AMENDED IN ORDER TO CHANGE THE LAND USE OF LOT 210, 0.377 AC, AS SHOWN ON SHEET 7 OF 13, FROM APARTMENTS TO SINGLE FAMILY ATTACHED.
- PHASE 2A-III PLAN WAS AMENDED TO CONFIRM THE APPLICATION OF FDP PHASE TWO A-I TO 0.370 ACRES ERRONEOUSLY RECORDED AS NEW TOWN LAND, WHICH LAND WAS ANNEXED TO THE NEW TOWN DISTRICT BY ZB CASE 693.
- PHASE 2A-IV PLAN IS AMENDED IN ORDER TO REMOVE 1.263 ACRES OF APARTMENT LAND FROM LOT 3 SHOWN ON SHEET 12 OF 13 ON THIS FINAL DEVELOPMENT PLAN PHASE BECAUSE OF SUBDIVISION LOT LINE CHANGES AND PLACE THIS ACREAGE INTO FINAL DEVELOPMENT PLAN PHASE 42A AS APARTMENT USE.
- PHASE 2A-V CHANGED THE NUMBER OF DWELLING UNITS FOR LOT 205 UNDER SECTION 115-C-1-4, 7B-1 FROM 45 TO 100 IN CONFORMANCE WITH THE ORIGINAL RECORDED PHASE 2.
- PHASE 2A-VI AMENDS SHEETS 4, 8, AND 12 OF 13. PURPOSE IS TO CHANGE THE LAND USE OF 2.982 ACRES OF APARTMENT LAND USE IN LITTLE PATUXENT PARKWAY AND GOVERNOR WARFIELD PARKWAY ROADWAY TO COMMERCIAL; ADD 0.492 ACRES OF COMMERCIAL TO THIS PHASE, CHANGE 1.567 ACRES OF NO-CREDITED OPEN SPACE TO LOT 221 TO CREDITED; CORRECT THE TABULATION BLOCK TO REFLECT THE CHANGE, AND AMEND THE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.
- PHASE 2A-VII AMENDS SHEETS 4 AND 8 OF 13. PURPOSE IS TO CORRECT THE ZONING OF LOT 23 IN THE BIRCHES (SECTION 2) FROM NEW TOWN TO R-20 AS PER THE HOWARD COUNTY ZONING MAPS, THEREBY DECREASING THE ACREAGE OF SFMD AND THIS PHASE BY 0.672 AC. AND ADJUST THE TABULATION BLOCK ON SHEET 4 ACCORDINGLY.
- PHASE 2A-VIII AMENDS SHEETS 3 AND 12 OF 13. PURPOSE IS TO ADD SECTION 7C-3, "TOWN CENTER, COMMERCIAL LAND USE" TO THE CRITERIA AND DESIGNATE A LOT NUMBER TO THE 0.492 ACRES OF COMMERCIAL LAND ADDED IN PHASE 2A-VI.
- PHASE 2A-IX AMENDS SHEETS 2 AND 4 AND REMOVES SHEET 3 OF 13, BRINGING THE TOTAL SHEET COUNT TO 12. PURPOSE IS TO REVISE CRITERIA FOR REDEVELOPMENT OF WILDE LAKE VILLAGE CENTER TO ALLOW APARTMENT USES AND TO ADJUST BULK REGULATIONS AND PARKING REQUIREMENTS.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 1 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1789.

RECORDED - PLAT NO. 22414
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

FOR FDP PHASE 2-A-IX ONLY

PREPARED AS TO SHEETS 1 TO 12 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED FEBRUARY 2, 2004 AND THE COMP. LITE ADOPTED JULY 28, 2006.



BOARD OF COUNTY COMMISSIONERS CASE BCC 412 RESOLUTION APPROVED 8-10-65
AMENDED ZB CASE 607 RESOLUTION APPROVED 11-04-68
AMENDED ZB CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED ZB CASE 664 RESOLUTION APPROVED 01-07-74
AMENDED ZB CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED ZB CASE 817 RESOLUTION APPROVED 03-09-88
AMENDED ZB CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED ZB CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED ZB CASE 969 RESOLUTION APPROVED 10-23-95
AMENDED ZB CASE 1096m RESOLUTION APPROVED 07-07-12

HOWARD COUNTY PLANNING BOARD
SIGNATURE: [Signature] DATE: 5-16-13

SIGNATURE: [Signature] DATE: 4-22-13

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

PHASE	DATE	BOOK	FOLIO
PHASE 2A IX			
PHASE 2A VIII	6-24-99	3054-A-1789	THRU 1801
PHASE 2A VII	6-27-96	3054A-1840	THRU 1561
PHASE 2A VI	7-8-94	3054A-1861	THRU 1223
PHASE 2A V	3-16-83	3054A-533	THRU 545
PHASE 2A IV	7-31-78	3054A-54	THRU 107
PHASE 2A III			
PHASE 2A II	12-11-72	20	158 THRU 170
PHASE 2A	5-8-67	11	34 THRU 42
PHASE 2	11-16-66	11	7 THRU 12
PHASE	DATE	BOOK	FOLIO
RECORDATION			

VILLAGE OF WILDE LAKE

SECTIONS 1, 2, 3, 4

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21046

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX

VILLAGE OF WILDE LAKE
SECTIONS 1, 2, 3, 4
FINAL DEVELOPMENT PLAN PHASE 2-A-IX

AMENDED FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 2A IX 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 6' 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 1/2 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 SETBACK 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 PRIVATE 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 10' 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 30' OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY, EXCEPT THAT COMMERCIAL STRUCTURES WITHIN THE VILLAGE CENTER MAY BE 25 FEET FROM THE PUBLIC RIGHT-OF-WAY AND APARTMENT STRUCTURES WITHIN THE VILLAGE CENTER MAY BE 0 FEET FROM THE PUBLIC RIGHT-OF-WAY, 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, PARCEL C 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 COMMERCIAL

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, PARCELS A, B, AND C ARE TO BE USED FOR COMMERCIAL PURPOSES WITH A MINIMUM SPACE OF 85,000 SQUARE FEET DEVOTED TO SUCH USES. 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 WITH 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.

VILLAGE OF WILDE LAKE

SECTIONS 1, 2, 3, 4

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

THIS AMENDED PLAT IS
INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN
PHASE 2A-VIII, SHEET 2 OF 13
RECORDED AMONG THE
LAND RECORDS OF HOWARD
COUNTY ON JUNE 24, 1999
AS PLAT 3054-A-1790

RECORDED - PLAT NO. 22415

ON 5/31/13 AMONG THE

LAND RECORDS OF HOWARD COUNTY, MD

AMENDED FINAL DEVELOPMENT PLAN
PHASE TWO-A-IX

SHEET 2 OF 12

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 1/4 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. 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 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 SITE DEVELOPMENT 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.

TABULATION OF LAND USE

LAND USE	SECTION 1 (AC)	SECTION 2 (AC)	SECTION 3 (AC)	SECTION 4 (AC)	TOTAL (AC)
S.F.M.D.	70.454	31.380	-	-	101.834
APARTMENTS	17.583	-	16.943	-	34.526
S.F.A.	0.377	-	-	-	0.377
COMMERCIAL	1.123	-	3.484	11.184	15.791
OPEN SPACE - NON-CREDITED	1.456	-	-	-	1.456
OPEN SPACE - CREDITED	27.116	4.169	39.043	5.687	76.015
TOTALS	118.109	35.549	59.470	16.871	229.999

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEETS 3 AND 4 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1791 AND 3054-A-1792.

VILLAGE OF WILDE LAKE

SECTIONS 1, 2, 3, 4

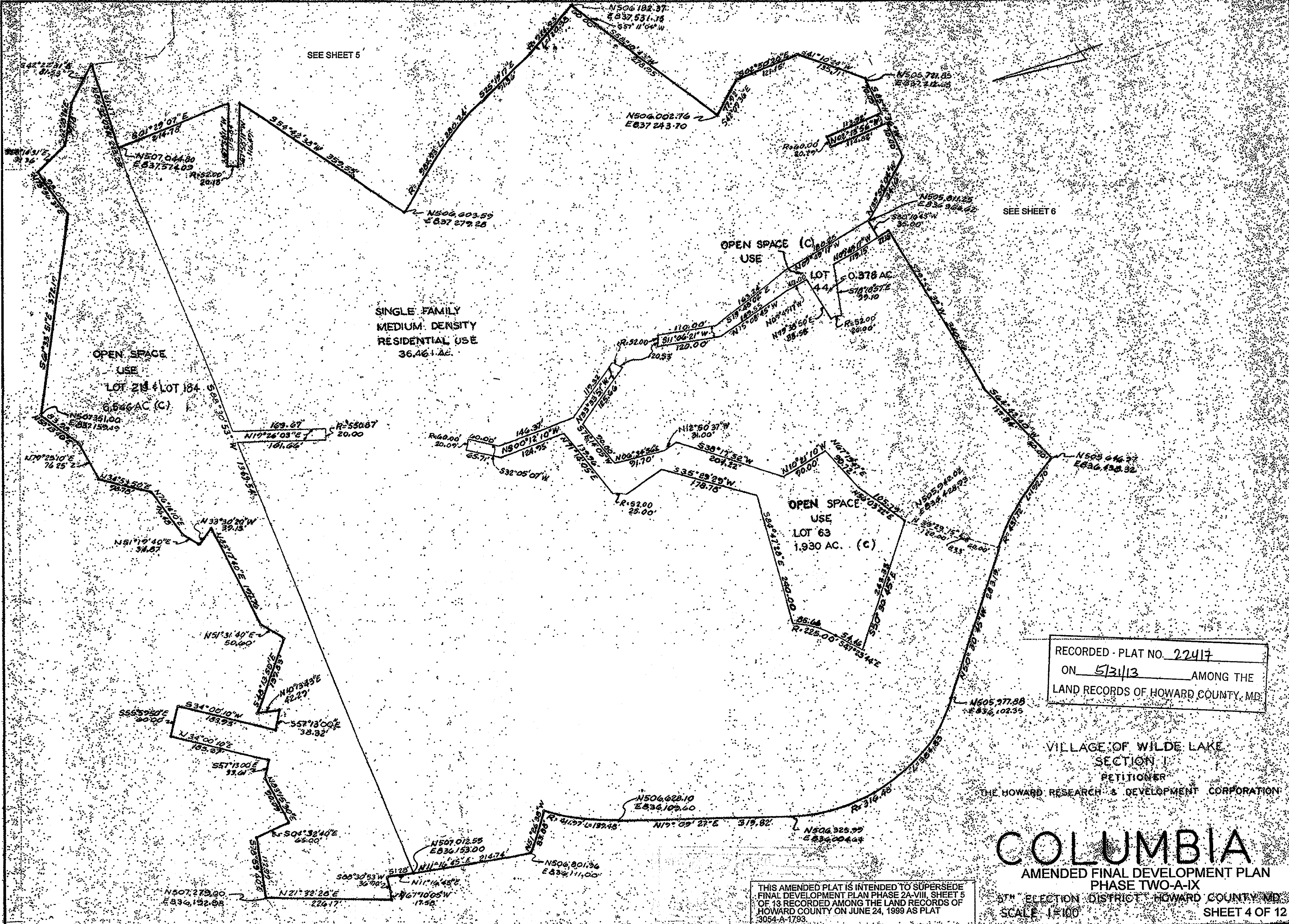
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN
PHASE TWO-A-IX

SHEET 3 OF 12

RECORDED - PLAT NO. 224116
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD



SEE SHEET 5

SEE SHEET 6

OPEN SPACE
USE
LOT 213 + LOT 184
6.646 AC (C)

SINGLE FAMILY
MEDIUM DENSITY
RESIDENTIAL USE
36.461 AC

OPEN SPACE (C)
USE

LOT 50
0.378 AC

OPEN SPACE
USE
LOT 63
1.930 AC (C)

RECORDED - PLAT NO. 22417
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

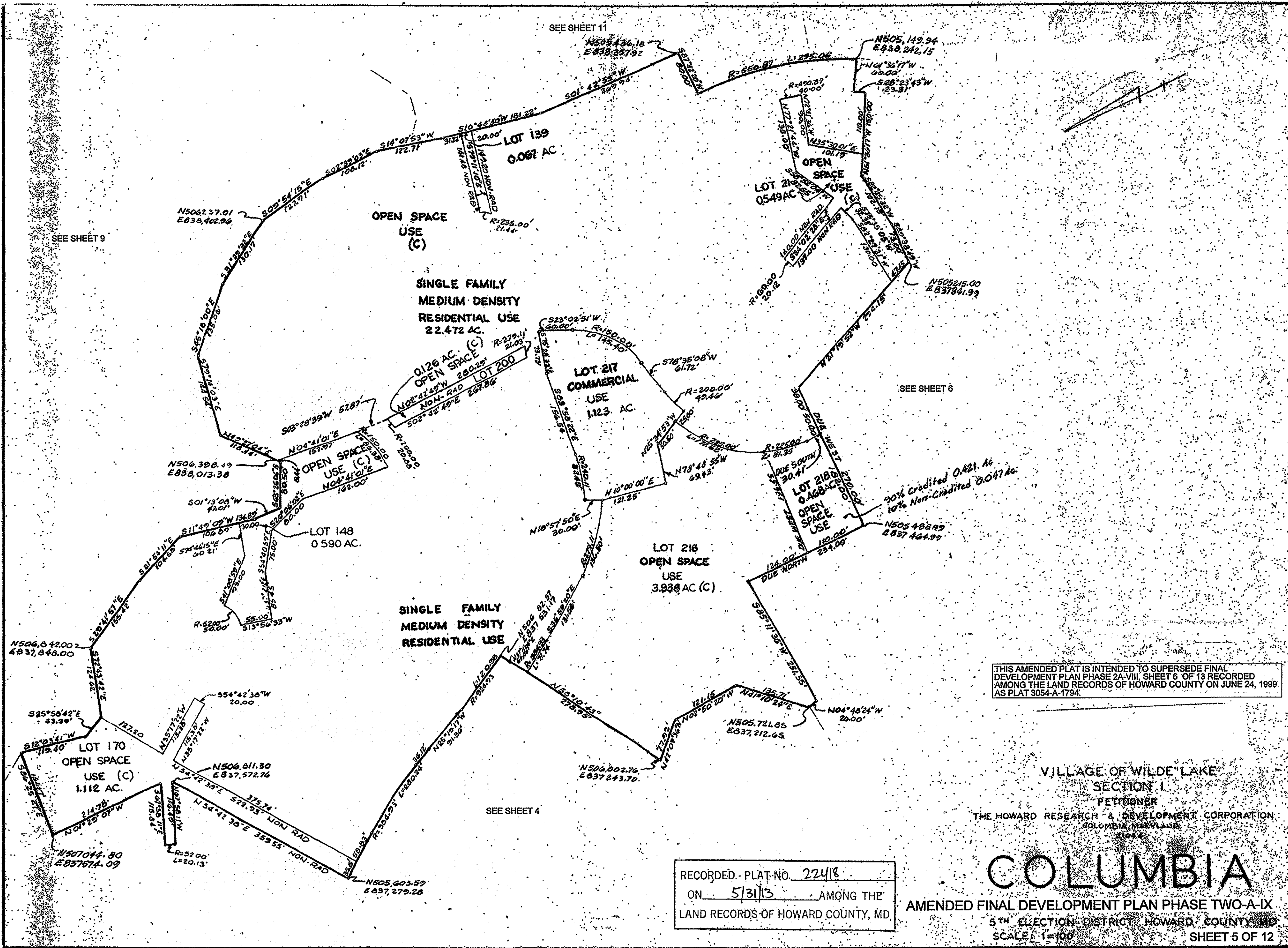
VILLAGE OF WILDE LAKE
SECTION I
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN
PHASE TWO-A-IX

57TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 4 OF 12

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 5
OF 13 RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY ON JUNE 24, 1999 AS PLAT
3054-A-1793



SEE SHEET 9

SEE SHEET 11

SEE SHEET 6

SEE SHEET 4

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 6 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999, AS PLAT 3054-A-1794.

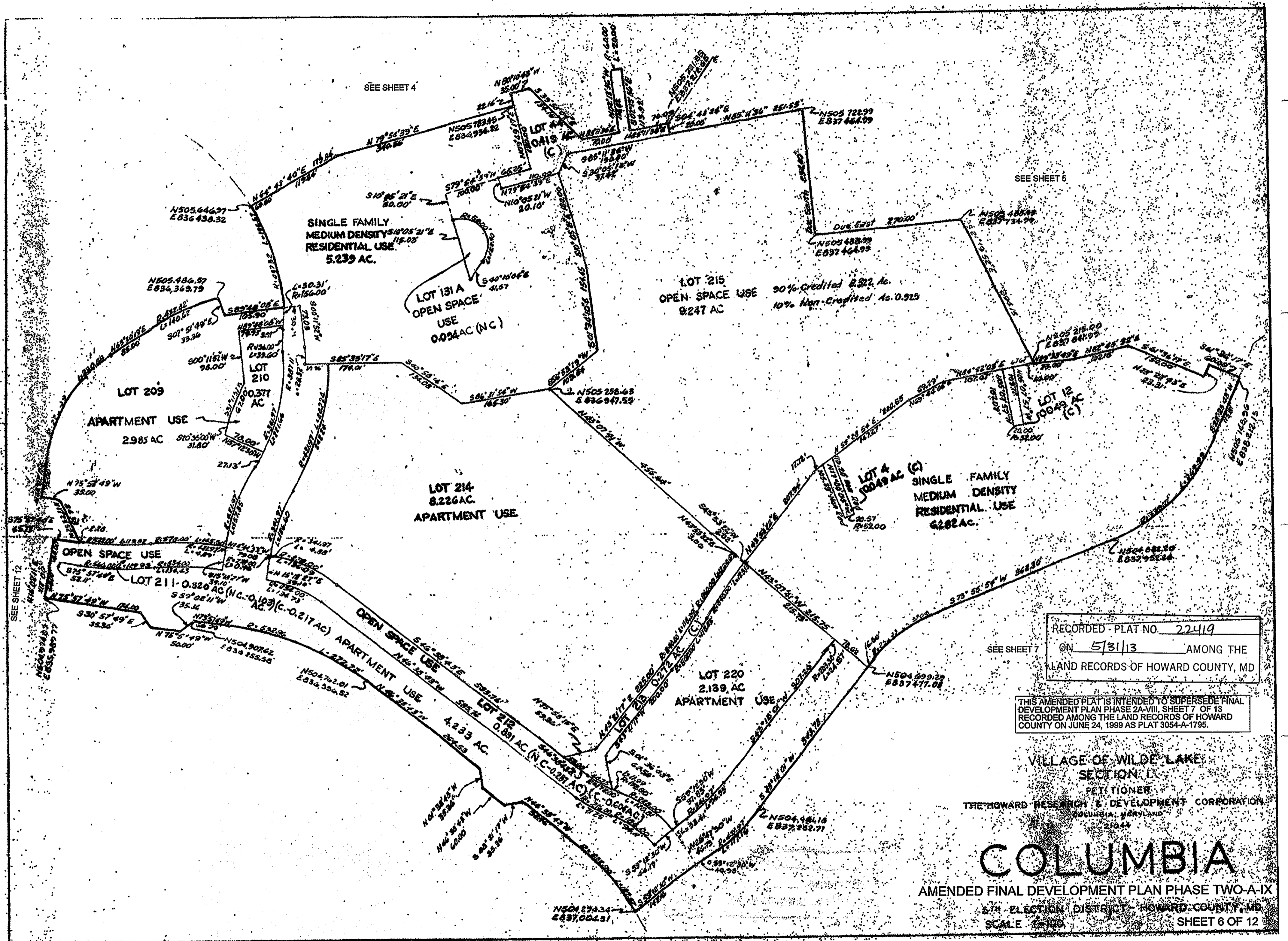
VILLAGE OF WILDE LAKE
SECTION 1
PETITIONER

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
SCALE: 1"=100'
SHEET 5 OF 12

RECORDED - PLAT NO. 22418
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.



SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

RECORDED - PLAT NO. 22419
 ON 5/31/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
 DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 7 OF 13
 RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1795.

VILLAGE OF WILDE LAKE
 SECTION I
 PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
 574 ELECTION DISTRICT - HOWARD COUNTY, MD
 SCALE 1"=100' SHEET 6 OF 12

SEE SHEET 6

SEE SHEET 11

N502 207.54
E838 240.28

N505 148.96
E838 212.15

S78°02'05"E
145.12

R=411.97 L=195.36

N505 148.30
E838 048.00

N505 360.63
E838 854.45

N505 360.10
E838 874.64

N73°55'54"E 302.30'

N504 802.20
E837 952.20

N504 711.87
E837 822.47

R=250.43
L=157.00

N43°18'01"E 303.76

VILLAGE OF WILDE LAKE
SECTION 6 AREAS 4, 5
PHASE 7 AND 8
PLAT BOOK 11 FOLIO 73
NEW TOWN, SFA

S71°00'00"W 250.52

N505 119.62
E837 152.61

N504 776.22
E838 444.63

NOT A PART OF THIS
FINAL DEVELOPMENT PLAN PHASE

VILLAGE OF WILDE LAKE
SECTION 7 AREA 2
PHASE 7 AND 8
PLAT BOOK 11 FOLIO 72
NEW TOWN, SFA

N504 367.11
E837 126.43

R=421.97
L=172.62

S32°45'30"E
124.43

1.567 AC
LOT 221
OPEN

SPACE
CREDITED
USE

N503 910.29
E837 444.38

S89°50'00"W
425.24

R=669.53
L=653.16

S40°50'00"W 304.42

R=120.02
L=506.36

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 8 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1796.

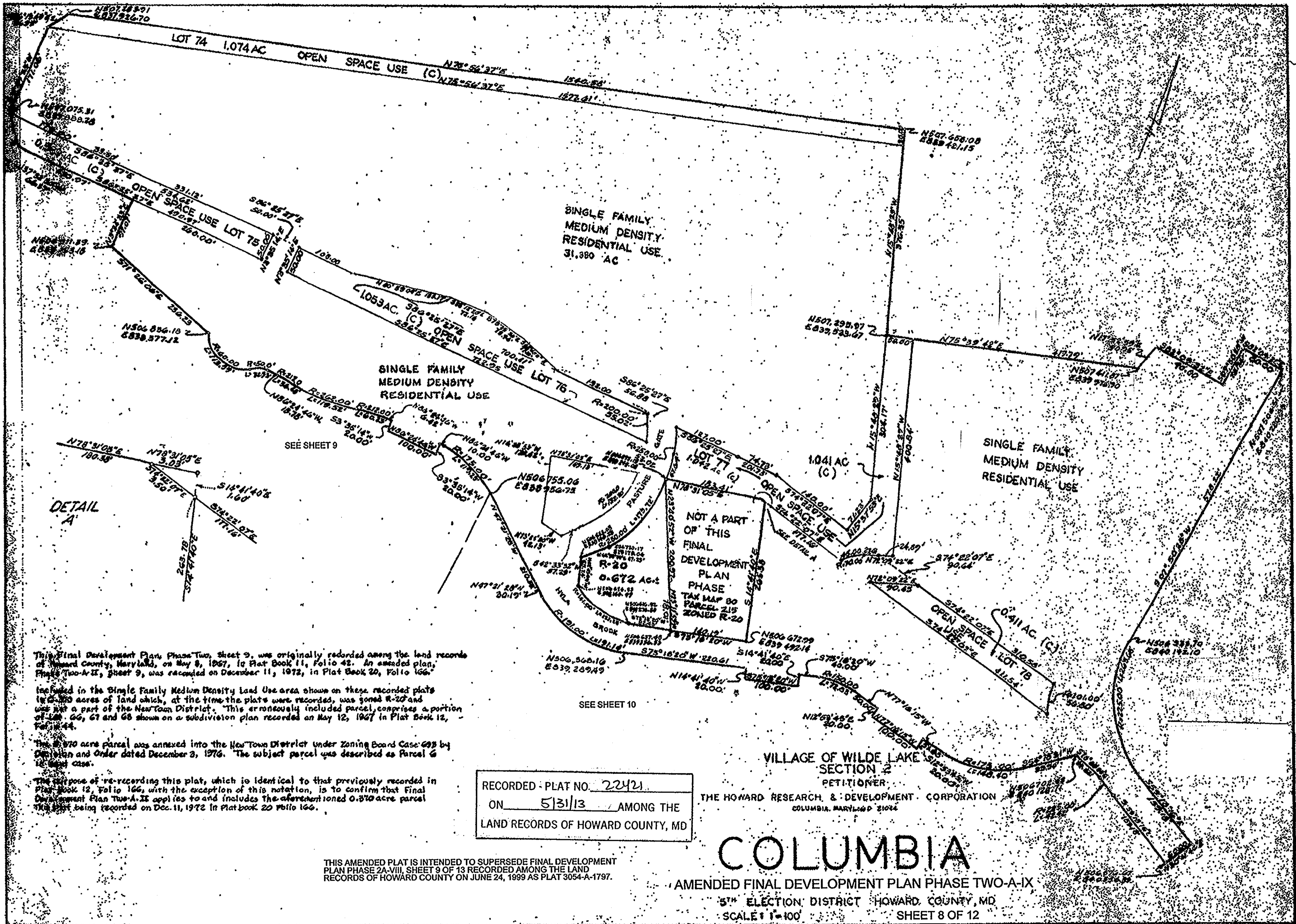
RECORDED PLAT NO. 22470
ON 5/31/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE
SECTION 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

COLUMBIA

RECORDED PLAT NO. 22470
ON 5/31/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
SCALE 1"=100'
SHEET 7 OF 12



DETAIL
A

SEE SHEET 9

SEE SHEET 10

This Final Development Plan, Phase Two, sheet 9, was originally recorded among the land records of Howard County, Maryland, on May 8, 1967, in Plat Book 11, Folio 42. An amended plan, Phase Two-A II, sheet 9, was recorded on December 11, 1972, in Plat Book 20, Folio 166.

Included in the Single Family Medium Density Land Use area shown on these recorded plats is 0.370 acres of land which, at the time the plats were recorded, was zoned R-20 and was not a part of the New Town District. This erroneously included parcel, comprises a portion of lots 66, 67 and 68 shown on a subdivision plan recorded on May 12, 1967 in Plat Book 12, Folio 44.

The 0.370 acre parcel was annexed into the New Town District under Zoning Board Case 693 by Decision and Order dated December 3, 1976. The subject parcel was described as Parcel G in that case.

The purpose of re-recording this plat, which is identical to that previously recorded in Plat Book 12, Folio 166, with the exception of this notation, is to confirm that Final Development Plan Two-A II applies to and includes the aforementioned 0.370 acre parcel which was being recorded on Dec. 11, 1972 in Plat book 20 Folio 166.

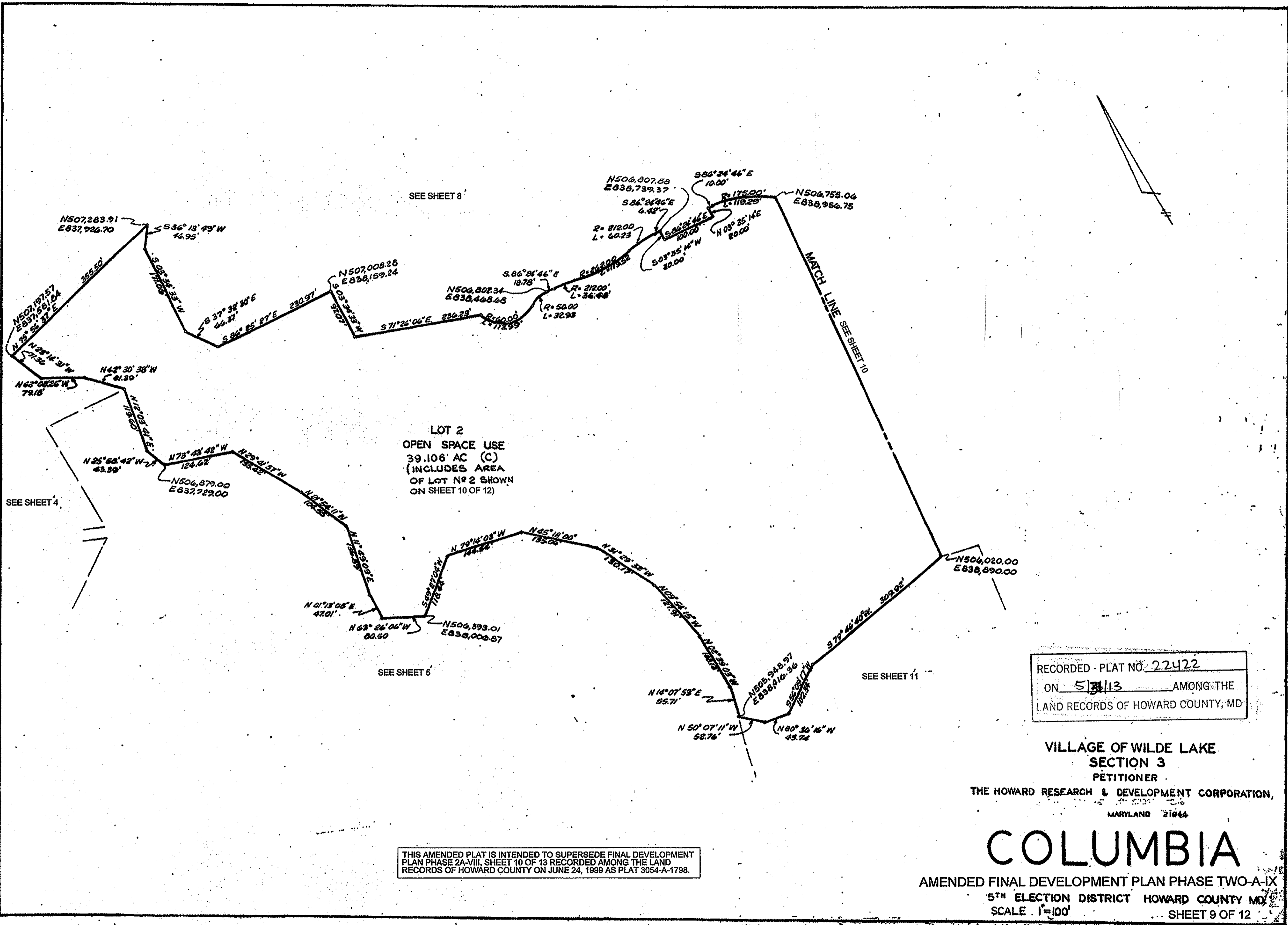
RECORDED - PLAT NO. 22421
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE
SECTION 2
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 9 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1797.

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
5TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 8 OF 12



SEE SHEET 8

SEE SHEET 4

SEE SHEET 5

SEE SHEET 11

MATCH LINE SEE SHEET 10

LOT 2
 OPEN SPACE USE
 39.106 AC (C)
 (INCLUDES AREA
 OF LOT N^o 2 SHOWN
 ON SHEET 10 OF 12)

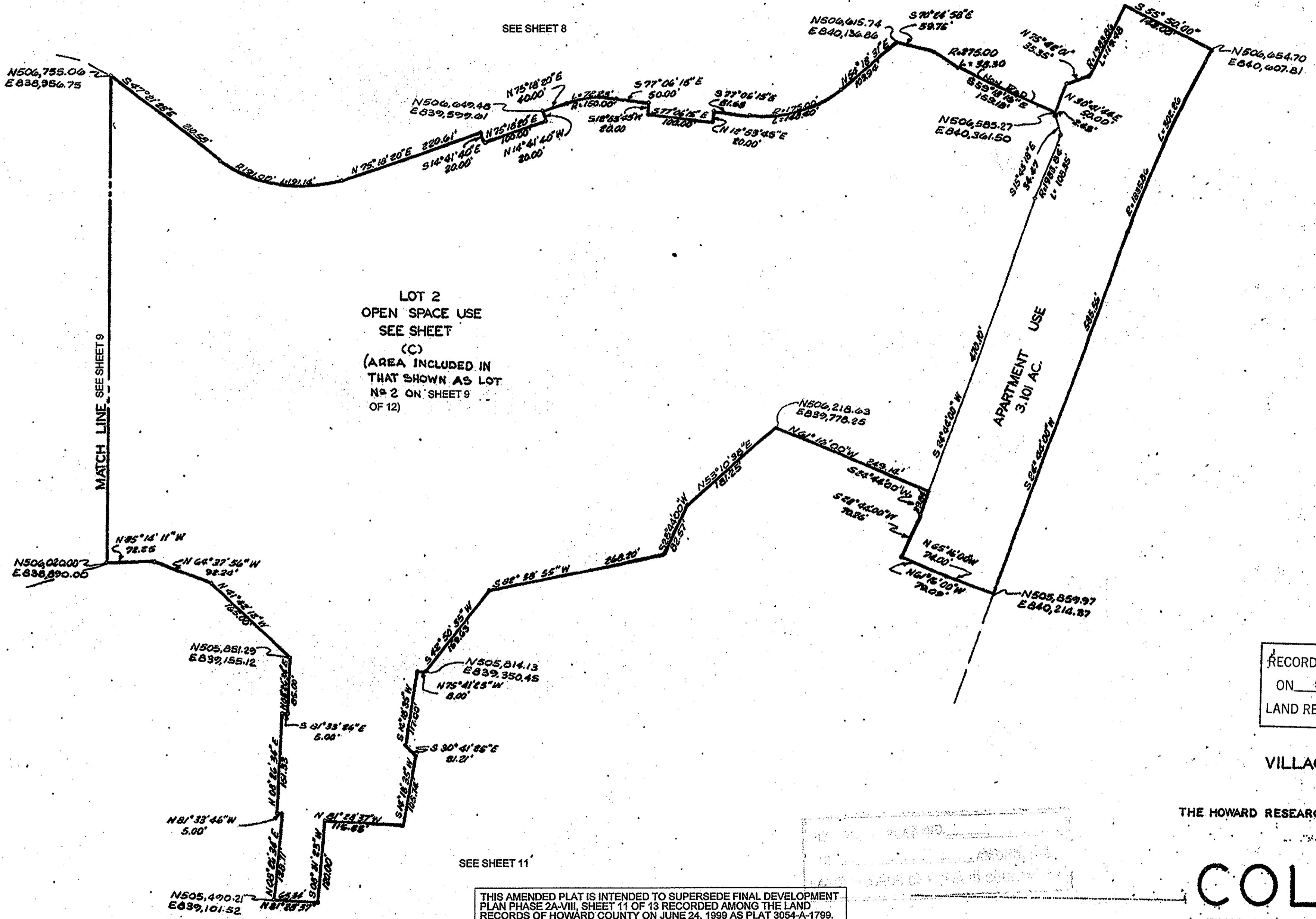
RECORDED - PLAT NO. 22422
 ON 5/31/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE
 SECTION 3
 PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION,
 MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
 5TH ELECTION DISTRICT HOWARD COUNTY MD
 SCALE 1"=100'
 SHEET 9 OF 12

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 2A-VIII, SHEET 10 OF 13 RECORDED AMONG THE LAND
 RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1798.



SEE SHEET 8

LOT 2
OPEN SPACE USE
SEE SHEET
(C)
(AREA INCLUDED IN
THAT SHOWN AS LOT
NO 2 ON SHEET 9
OF 12)

APARTMENT USE
3.101 AC.

MATCH LINE - SEE SHEET 9

SEE SHEET 11

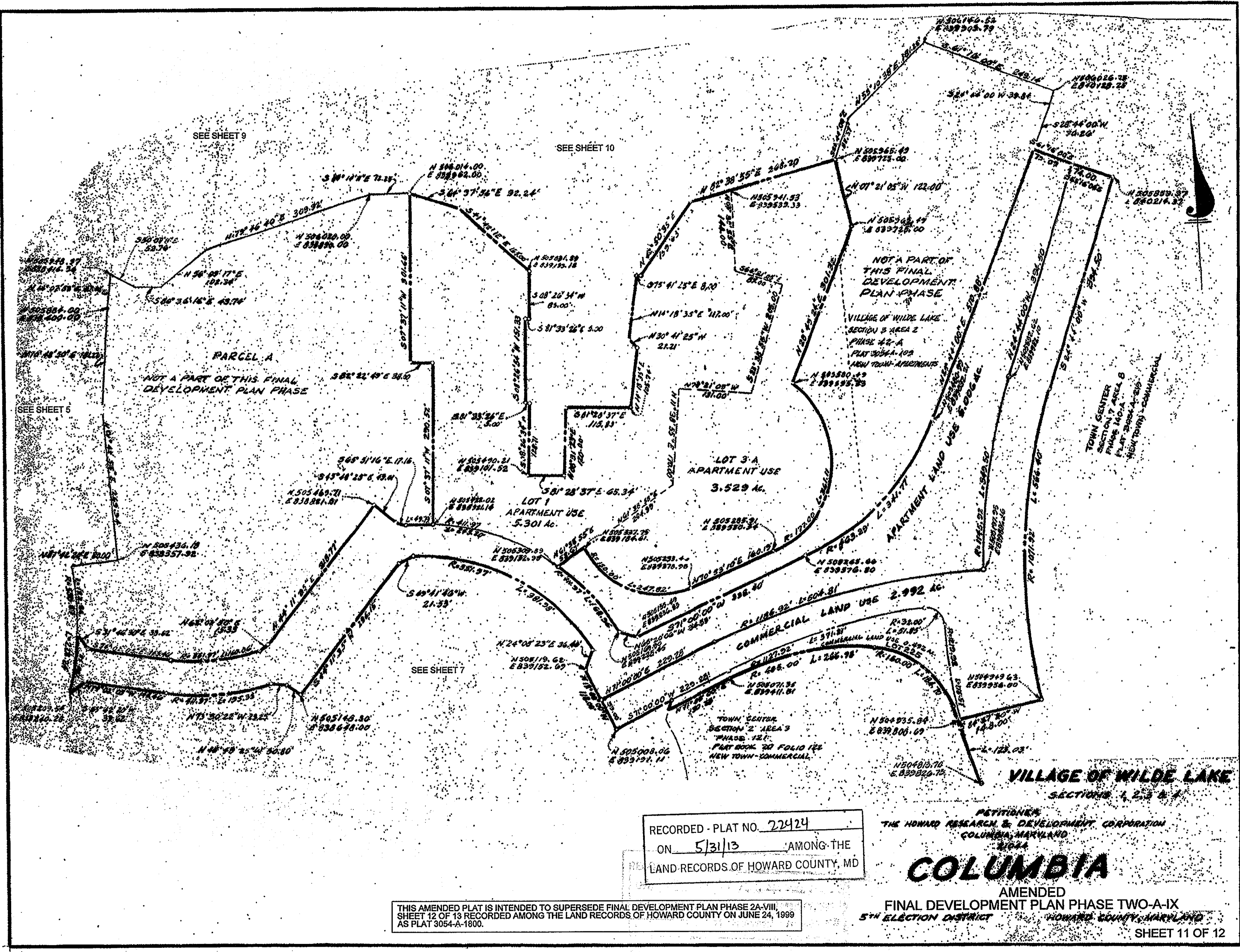
RECORDED - PLAT NO. 22473
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF WILDE LAKE
SECTION 3
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
MARYLAND 21644

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 2A-VIII, SHEET 11 OF 13 RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1799.

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
5TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE 1"=100'
SHEET 10 OF 12



SEE SHEET 9

SEE SHEET 10

SEE SHEET 5

SEE SHEET 7

PARCEL A
NOT A PART OF THIS FINAL DEVELOPMENT PLAN PHASE

LOT 1
APARTMENT USE
5.301 AC.

LOT 3-A
APARTMENT USE
3.529 AC.

COMMERCIAL LAND USE
2.992 AC.

NOT A PART OF THIS FINAL DEVELOPMENT PLAN PHASE

VILLAGE OF WILDE LAKE
SECTION 3 AREA 2
PHASE 12-A
PLAT 3054-A-102
NEW TOWN-APARTMENTS

TOWN CENTER
SECTION 7 AREA 8
PLAT 3054-A-219
NEW TOWN-COMMERCIAL

RECORDED - PLAT NO. 22424
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

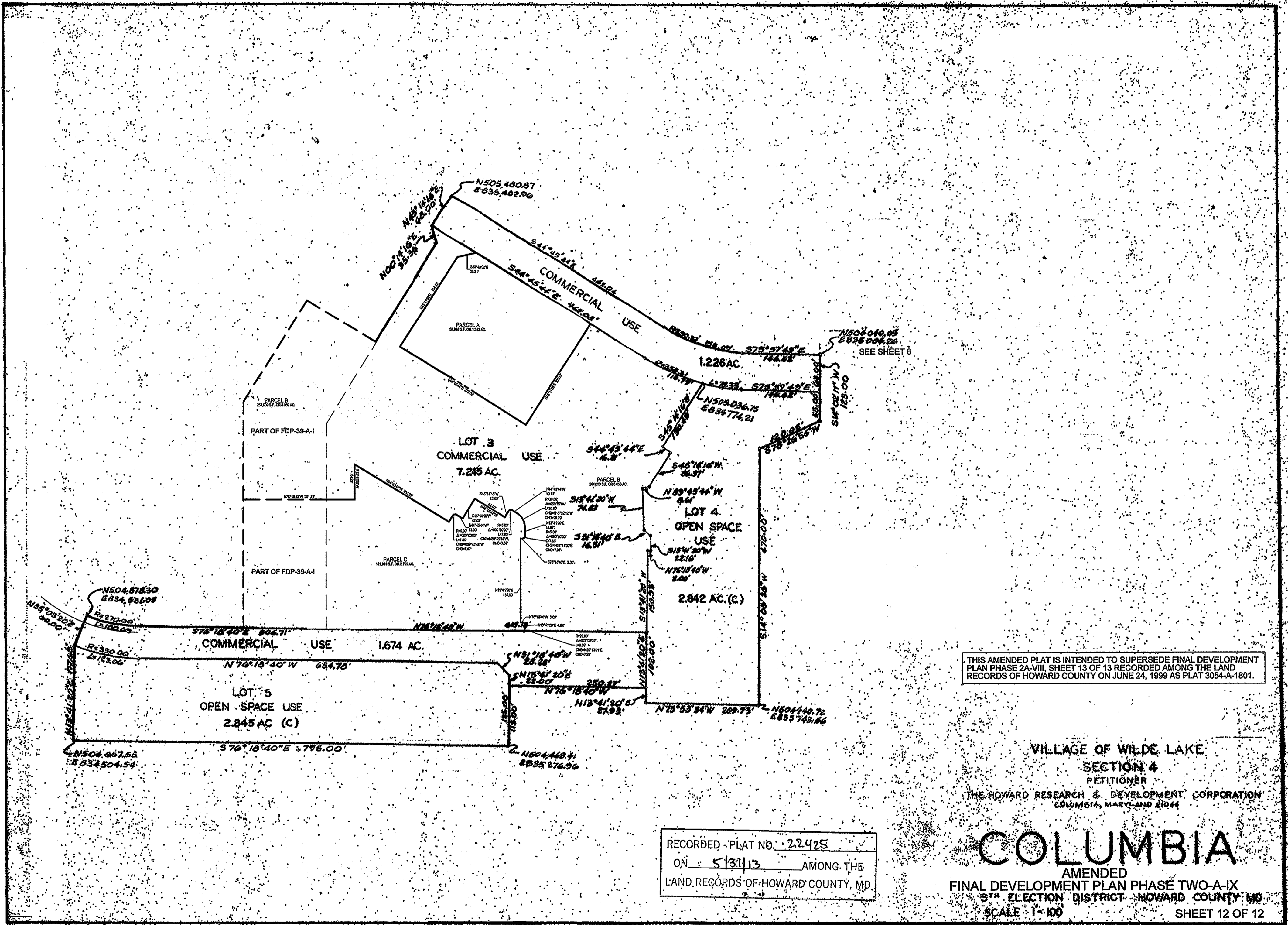
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 12 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1800.

PETITIONER:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21024

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 13 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1801.

RECORDED - PLAT NO. 22425
 ON: 5/31/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF WILDE LAKE
 SECTION 4
 PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE TWO-A-IX
 5TH ELECTION DISTRICT HOWARD COUNTY MD
 SCALE 1"=100 SHEET 12 OF 12