

VICINITY MAP
SCALE: 1" = 24,000'

SUMMARY OF CHANGES

PHASE 39A - 1 AMENDS SHEET 2. PURPOSE IS TO REVISE CRITERIA FOR REDEVELOPMENT OF WILDE LAKE VILLAGE CENTER, TO ALLOW APARTMENT USES AND TO ADJUST BULK REGULATIONS AND PARKING REQUIREMENTS.

RECORDED - PLAT NO. 22411
ON 5/31/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 39 - A, SHEET 1 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 23, 1970 IN PLAT BOOK 19, FOLIO 44.

VILLAGE OF WILDE LAKE
VILLAGE CENTER
SECTION 4 AREA 2
PETITIONER AND OWNER

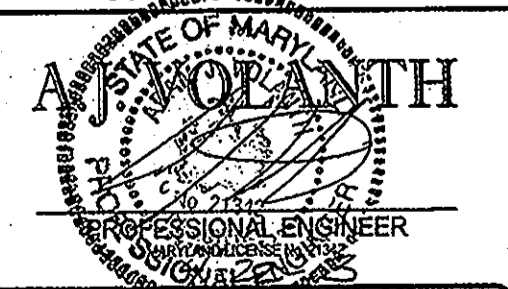
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN THIRTY - NINE - A - 1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' MARCH, 2013 SHEET 1 OF 3

FOR FDP PHASE 39-A ONLY

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED FEBRUARY 2, 2004 AND THE COMP. LITE ADOPTED JULY 28, 2006.



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

BOARD OF COUNTY COMMISSIONERS CASE BCC 412
RESOLUTION APPROVED 8-10-05
AMENDED ZB CASE 1098m RESOLUTION APPROVED 07-07-12

HOWARD COUNTY PLANNING BOARD
SIGNATURE *Paul Grubbs* DATE 5-16-13

SIGNATURE *AS* DATE 4-22-13

PHASE 39A - 1		
PHASE 39A	4-23-70	3029-701-1 THRU 3
RECORDATION		

VILLAGE OF WILDE LAKE
 VILLAGE CENTER
 SECTION 4 - AREA 2

AMENDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 39A-1

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 DEPARTMENT 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.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER - COMMERCIAL	2.646

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.

THERE IS A 10' SETBACK FOR PARKING OR ACCESS DRIVEWAYS FROM APARTMENT BUILDINGS IN 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.

A MINIMUM OF 85,000 SQUARE FEET OF USES LISTED IN A-C ABOVE MUST BE INCORPORATED INTO THE VILLAGE CENTER DEVELOPMENT.

8. HEIGHT LIMITATIONS - SECTION 125-C-3-D-3:
VILLAGE CENTER - COMMERCIAL
 NO APARTMENT STRUCTURE SHALL BE CONSTRUCTED MORE THAN 100 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION, OTHERWISE 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.

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.

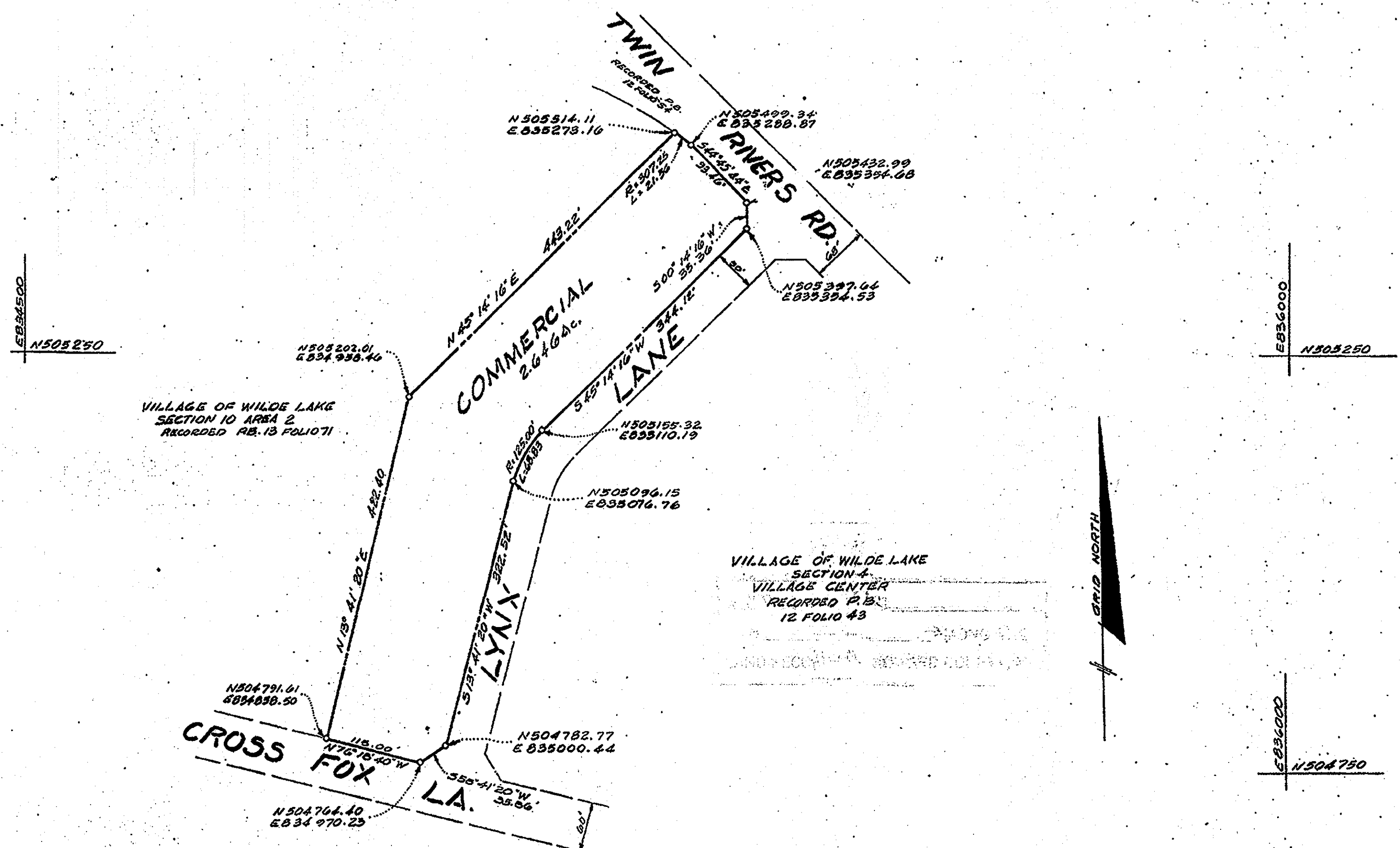
- APARTMENT LAND USE AREAS
 NO COVERAGE REQUIREMENT IS IMPOSED UPON LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO APARTMENT LAND USES.

RECORDED - PLAT NO. 22412
 ON 5/31/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 39 - A, SHEET 2 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL 23, 1970 IN PLAT BOOK 19, FOLIO 45.

VILLAGE OF WILDE LAKE
 VILLAGE CENTER
 SECTION 4 AREA 2
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21043

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN THIRTY - NINE - A - 1
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 MARCH, 2013 SHEET 2 OF 3



RECORDED - PLAT NO. 22413
 ON 5/31/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
 DEVELOPMENT PLAN PHASE 39 - A, SHEET 3 OF 3 RECORDED
 AMONG THE LAND RECORDS OF HOWARD COUNTY ON APRIL
 23, 1970 IN PLAT BOOK 19, FOLIO 46.

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