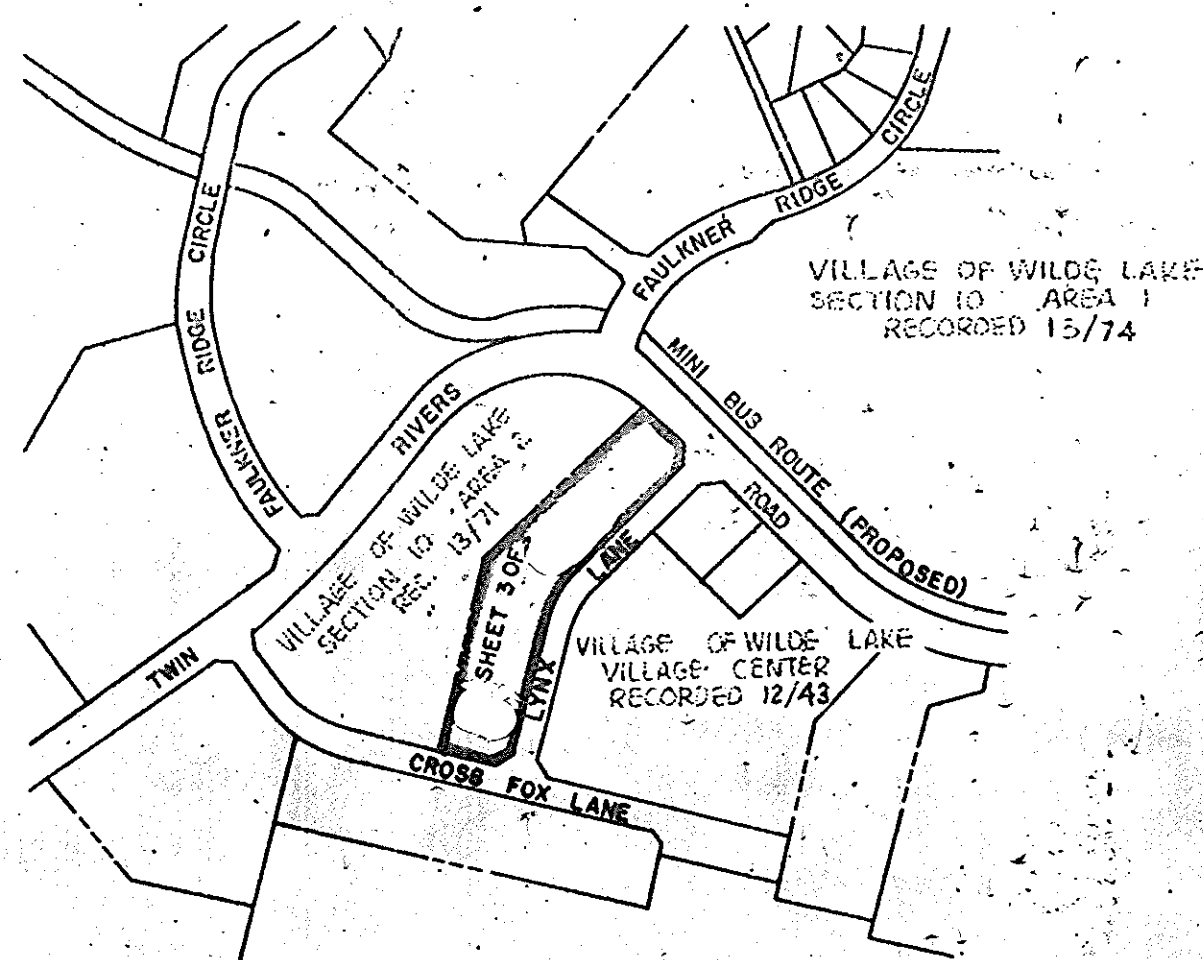


VICINITY MAP
SCALE: 1" = 24,000'



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

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-NINE - A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' MARCH, 1970 SHEET 1 OF 3

RECORDED IN BOOK 19 FOLIO 44
ON APR 23 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THIS AMENDED PLAT IS INTENDED TO VOID AND
SUPERCEDE FINAL DEVELOPMENT PLAN
PHASE 39 RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD. IN
P.B. 14 FOLIOS 83 TO 85.

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE
WITH THE ZONING REGULATIONS OF HOWARD
COUNTY ADOPTED MAY 16, 1961 AND AS AMENDED
MAY 27, 1965.

Samuel N. Rodgers
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION, APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD
Thomas L. Harris 4-22-70
E. Moran Sygel 4-22-70
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

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 17.031 A (1):
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - SECTION 17.031 A (4):
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:
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 17.031 D:
The term "structure", as used in this 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 all 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 rear lot line of 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, 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 thereto 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.
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

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such 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 must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - SECTION 17.031 D:
EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL
All uses permitted in commercial districts or commercial 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.
8. HEIGHT LIMITATIONS - SECTION 17.031 E:
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.

9. PARKING REQUIREMENTS - SECTION 17.031 E:
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 commercial area.
2. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

10. SETBACK PROVISIONS - SECTION 17.031 E: 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 17.031 E:
To be shown on subdivision plat, in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
12. COVERAGE REQUIREMENTS - SECTION 17.031 E:
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.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Commercial	2.646

VILLAGE OF WILDE LAKE
VILLAGE CENTER

SECTION 4 AREA 2

PETITIONER AND OWNER

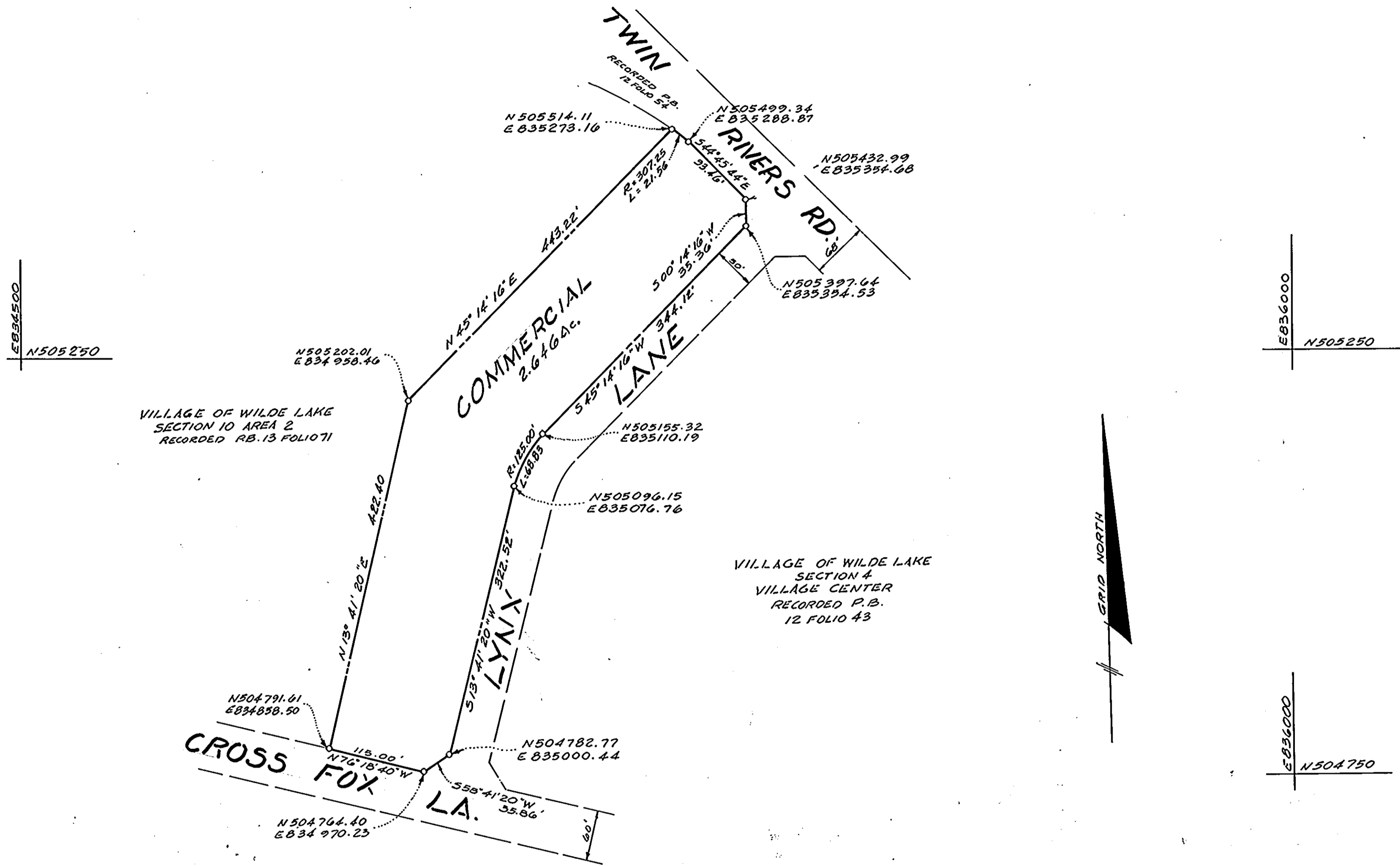
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-NINE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH, 1970 SHEET 2 OF 3

THIS AMENDED PLAT IS INTENDED TO VOID AND SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 39 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN P.B. 14 FOLIOS 83 TO 85.

RECORDED PLAT BOOK 19 FOLIO 45
MAY 23 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



VILLAGE OF WILDE LAKE
SECTION 10 AREA 2
RECORDED R.B. 13 FOLIO 71

VILLAGE OF WILDE LAKE
SECTION 4
VILLAGE CENTER
RECORDED P.B.
12 FOLIO 43

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

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RECORDED PLAT BOOK 19 FOLIO 46
ON APR 23 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE THIRTY-NINE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH, 1970 SHEET 3 OF 3