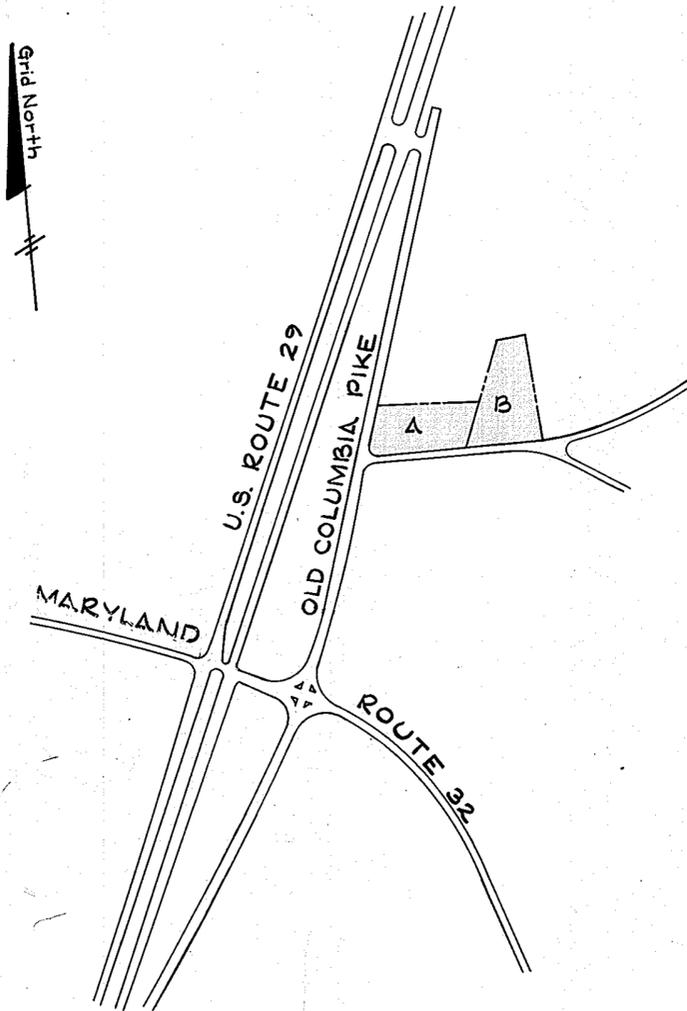


VICINITY MAP  
scale: 1"=1600'



RECORDED  PLAT BOOK 28 FOLIO 80  
ON 9/24 1974 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE  
SECTION 1 AREA 2

OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORP. (PARCEL "B")  
STERRETT BUILDING  
COLUMBIA, MARYLAND 21044  
COLUMBIA SERVICE PROPERTIES INC. (PARCEL "A")  
STERRETT BUILDING  
COLUMBIA, MARYLAND 21044

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
STERRETT BUILDING  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 157  
G.T. ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=400' SHEET 1 OF 3

FDP-157 DRWN. BY:  
CHKD. BY:

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

*Chris Jeschke*  
LAND SURVEYORS SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974

HOWARD COUNTY PLANNING BOARD:

*James G. Harris* 9-18-74 *William P. Randall* 9/18/74  
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 157 is Applicable to Section 1, Area 2 of the Village of Kings Contrivance.

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
2B Vehicular ingress and egress to Old Columbia Pike and Donleigh Drive will be permitted at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, 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 the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 17.031 D:  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

- |                            |                                  |
|----------------------------|----------------------------------|
| comices                    | porches                          |
| eaves                      | bay windows                      |
| roof or building overhangs | privacy walls or screens         |
| chimneys                   | all parts of any buildings       |
| trellises                  | dwelling, or accessory buildings |

All setback areas shall be clear of any protrusions, extension, 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 for any building permitted with T-1, B-1, B-2, S-C, M-R, 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 after a public hearing in accordance with Section 17.037 E (2) of the Howard County Zoning Regulations.

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

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

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

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

6C-1 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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road or highway, a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this paragraph, 6C-1, building 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 the residential land use area.

7. PERMITTED USES - Section 17.031 D:

EMPLOYMENT CENTER LAND USE - COMMERCIAL

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

Uses permitted in B-1 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

COMMERCIAL

No height limitation is imposed upon structures constructed within this Final Development Plan Phase 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

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
2. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or building constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
3. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
4. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
5. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.

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:

As 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	2.324
Total	2.324

RECORDED  PLAT BOOK 28 FOLIO 81  
ON 9/24 1979 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE  
SECTION 1 AREA 2

OWNERS  
THE HOWARD RESEARCH AND DEVELOPMENT CORP. (PARCEL "B")  
STERRETT BUILDING  
COLUMBIA, MARYLAND 21044  
COLUMBIA SERVICE PROPERTIES INC. (PARCEL "A")  
STERRETT BUILDING  
COLUMBIA, MARYLAND 21044

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

STERRETT BUILDING  
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 157  
6th ELECTION DISTRICT HOWARD COUNTY, MD.

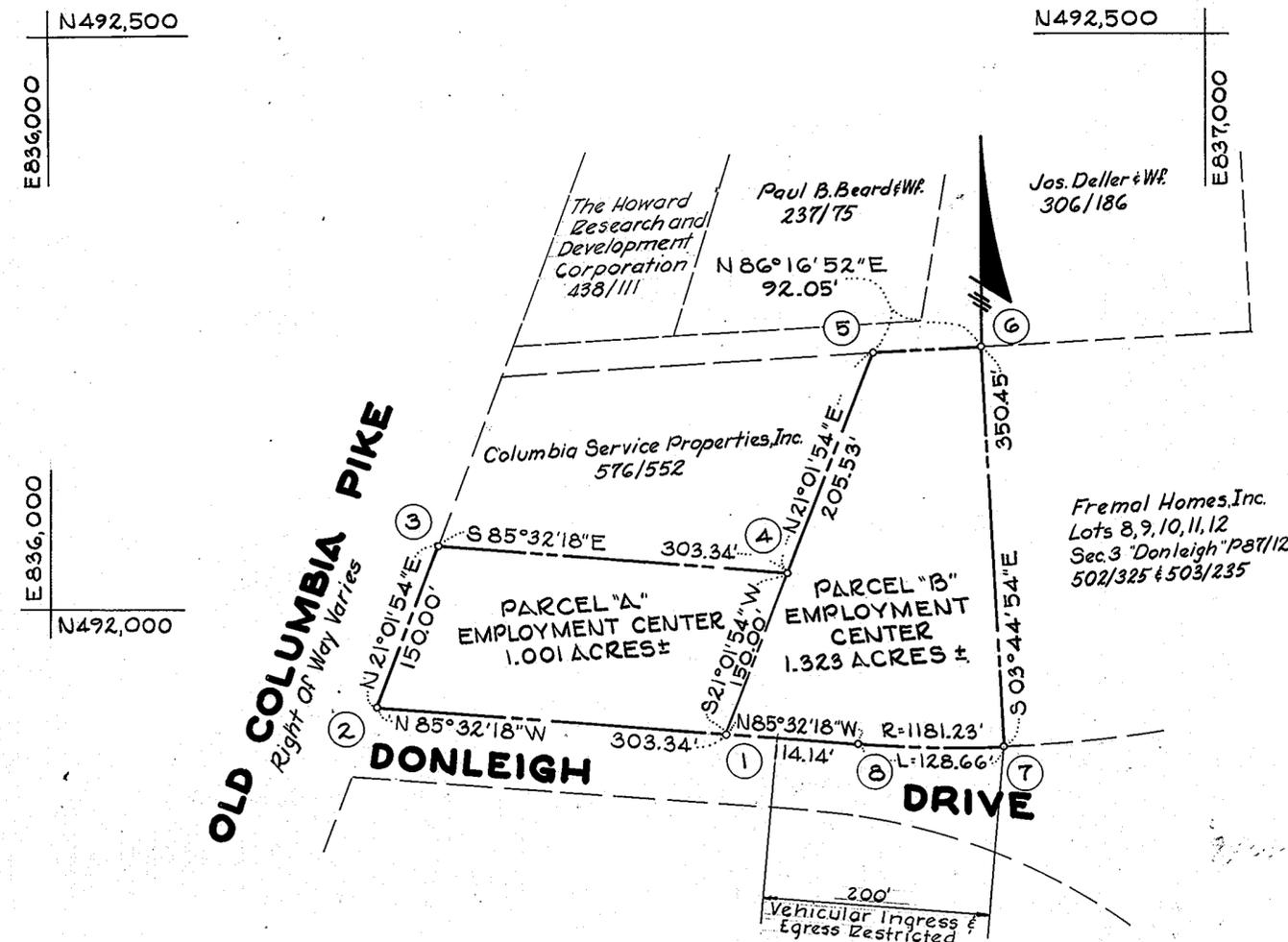
SCALE 1" = 100'

SHEET 2 OF 3

FDP-157

DRWN. BY:  
CHKD. BY:

COORDINATES		
NO.	NORTH	EAST
1	491 888.47	836 584.73
2	491 912.07	836 282.31
3	492 052.07	836 336.14
4	492 028.48	836 638.56
5	492 220.31	836 712.32
6	492 226.28	836 804.18
7	491 876.58	836 827.09
8	491 879.59	836 698.52



RECORDED  PLAT BOOK 28 FOLIO 82  
 ON 9/24 1974 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

VILLAGE OF KING'S CONTRIVANCE  
 SECTION 1 AREA 2

**OWNERS**  
 THE HOWARD RESEARCH AND DEVELOPMENT CORP. (PARCEL "B")  
 STERRETT BUILDING  
 COLUMBIA, MARYLAND 21044  
 COLUMBIA SERVICE PROPERTIES INC. (PARCEL "A")  
 STERRETT BUILDING  
 COLUMBIA, MARYLAND 21044

**PETITIONER**  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

STERRETT BUILDING  
 COLUMBIA, MARYLAND 21044

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 157  
 6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 100' SHEET 3 OF 3

FDP-157  
 DRWN. BY:  
 CHKD. BY:

### LEGEND

	WETLANDS		RECREATIONAL OPEN SPACE
	FOREST CONSERVATION EASEMENT (REFORESTATION)		CREDITED OPEN SPACE
	FOREST CONSERVATION EASEMENT (RETENTION)		NON-CREDITED OPEN SPACE
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT		STABILIZED CONSTRUCTION ENTRANCE
	NO WOODY BUFFER		SUPER SILT FENCE
	EROSION CONTROL MATTING		LIMIT OF DISTURBANCE
	STEEP SLOPES (25% OR GREATER)		EXISTING TREES
	STEEP SLOPES (15% - 25%)		FOREST CONSERVATION SIGNAGE
	PUBLIC WATER AND UTILITY EASEMENT		EXISTING TREELINE
	EX. 20' PUBLIC SEWER AND UTILITY EASEMENT		PROPOSED TREELINE
	SWM MAINTENANCE ACCESS		
	EXTERIOR LIGHT FIXTURE		

SEE COVER FOR FLOOD PLAIN TABLE

WETLANDS LINE TABLE		WETLANDS LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING
WL1	4.24 S73°19'20"E	WL45	36.46 S81°15'56"W
WL2	15.49 N66°49'47"E	WL46	33.78 S64°30'59"W
WL3	14.38 N45°02'20"E	WL47	44.00 S63°52'09"W
WL4	26.36 N27°35'05"E	WL48	26.55 S68°16'24"W
WL5	23.40 N34°25'00"E	WL49	29.88 S44°05'59"W
WL6	23.00 N45°02'20"E	WL50	17.67 S78°42'18"W
WL7	13.29 N70°33'05"E	WL51	18.45 N55°44'58"W
WL8	11.06 N86°11'28"E	WL52	32.32 N59°04'14"W
WL9	19.73 S63°27'58"E	WL53	18.66 N74°57'04"W
WL10	30.18 S55°57'32"E	WL54	25.10 N83°40'06"W
WL11	26.97 S64°09'51"E	WL55	44.01 S82°46'22"W
WL12	22.37 S62°37'27"E	WL56	38.34 N77°29'16"W
WL13	26.01 S47°19'46"E	WL57	63.18 S68°48'30"W
WL14	21.81 S32°39'17"E	WL58	40.88 S59°00'15"W
WL15	26.26 S17°57'03"E	WL59	34.40 S40°08'22"W
WL16	20.78 S08°08'28"E	WL60	49.65 S39°56'47"W
WL17	22.84 S75°05'17"W	WL61	30.87 S19°40'43"W
WL18	37.29 S68°00'57"W	WL62	40.13 S15°00'52"W
WL19	30.05 S68°29'08"W	WL63	47.07 S00°50'37"W
WL20	23.68 S64°15'40"W	WL64	58.72 S01°18'00"W
WL21	12.63 S47°09'36"W	WL65	53.06 S15°08'37"E
WL22	11.41 S88°59'38"W	WL66	23.55 S24°20'02"E
WL23	23.97 S05°47'37"E	WL67	58.55 S06°47'53"W
WL24	8.33 S30°12'03"W	WL68	27.33 S00°01'24"E
WL25	11.63 S55°20'29"W	WL69	14.91 S21°49'42"W
WL26	19.48 S79°07'44"W	WL70	24.55 S21°31'41"E
WL27	52.31 S80°29'25"W	WL71	27.80 S18°54'36"E
WL28	25.04 S85°14'34"W	WL72	31.78 S10°56'14"E
WL29	31.95 N86°16'25"W	WL73	35.78 N63°29'09"W
WL30	20.38 N72°12'14"W	WL74	78.91 N02°16'13"W
WL31	18.64 N31°21'48"W	WL75	129.33 N10°30'32"W
WL32	25.09 N28°00'42"W	WL76	50.53 N00°47'09"W
WL33	33.30 N78°00'16"W	WL77	35.63 N10°06'52"W
WL34	32.89 N85°08'31"W	WL78	12.33 N38°11'42"W
WL35	41.95 S82°24'56"W	WL79	23.81 N68°39'21"W
WL36	43.67 N89°05'31"W	WL80	39.54 N38°52'22"W
WL37	36.05 S88°53'59"W	WL81	44.03 N12°54'39"W
WL38	45.70 N85°39'53"W	WL82	251.16 N10°48'51"W
WL39	49.38 N85°10'34"W	WL83	838.64 N89°44'50"E
WL40	42.30 N88°07'29"W	WL84	220.00 S73°41'58"E
WL41	23.70 N74°45'53"W	WL85	106.24 N41°51'32"E
WL42	9.03 N57°33'51"W		
WL43	11.09 N90°00'00"W		
WL44	33.38 S85°14'34"W		

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

DATE: 7-2-08

SIGNATURE: DONALD R. REIDNER, JR.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 7-2-08

SIGNATURE: DONALD R. REIDNER, JR.

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DATE: 7-2-08

SIGNATURE: FISHY COLLINS & CARTER, INC.

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 7/15/08

SIGNATURE: [Signature]

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 7/16/08

SIGNATURE: [Signature]

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 7/16/08

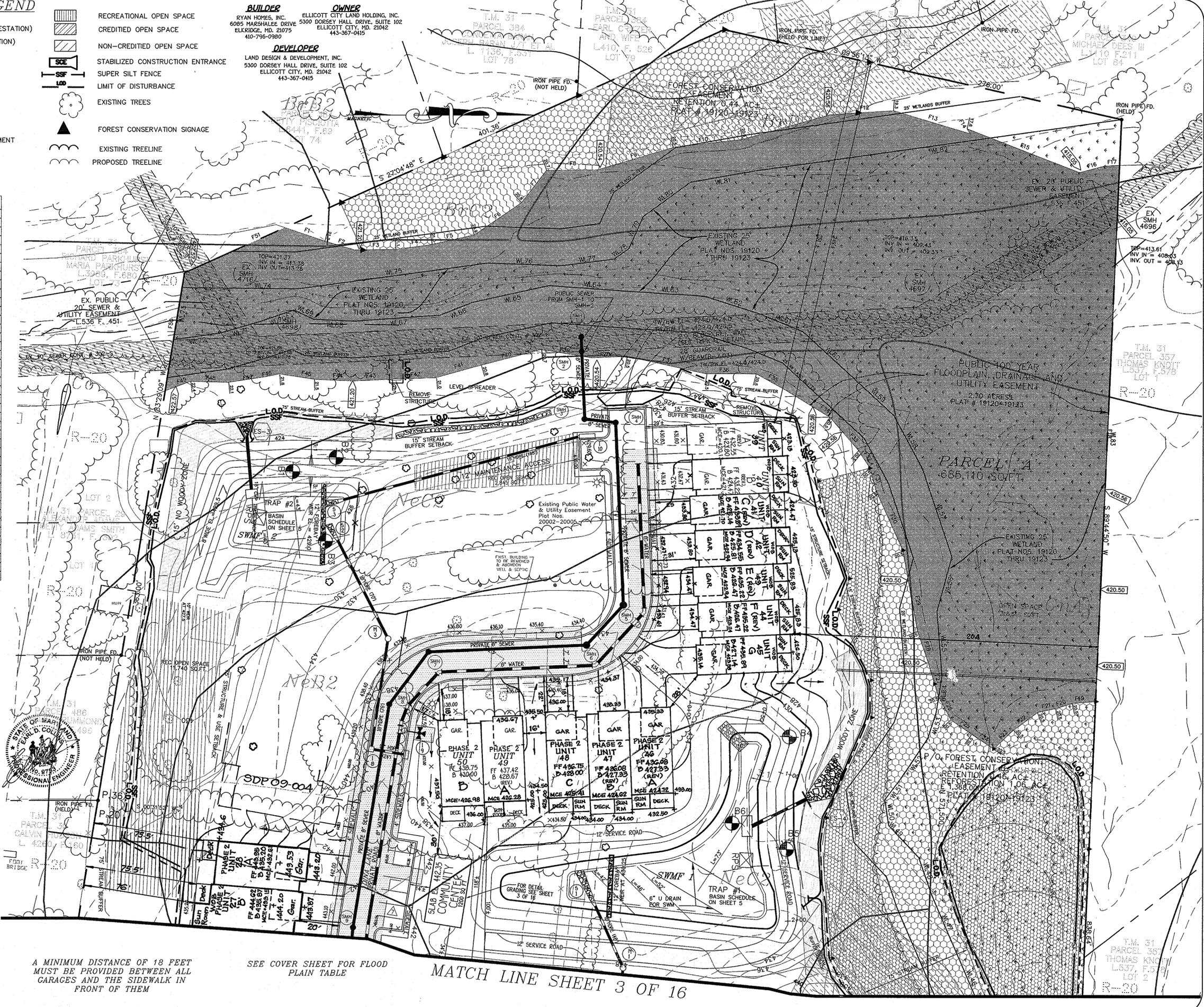
SIGNATURE: [Signature]

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 7/23/08

SIGNATURE: [Signature]

DIRECTOR



A MINIMUM DISTANCE OF 18 FEET MUST BE PROVIDED BETWEEN ALL GARAGES AND THE SIDEWALK IN FRONT OF THEM

SEE COVER SHEET FOR FLOOD PLAIN TABLE

MATCH LINE SHEET 3 OF 16

Project	07047	date	7/2/08
Illustration	BLP	engineering	AMY
Scale	1" = 30'	approval	AMY

3 Cambridge Units 24-28 to be 1 Building 11-20-08  
 2 Separate Units 24-28 into 2 Buildings 1-27-09  
 1 Add 24' wide Unit Bldg + renumber units 11-21-08  
 2 Separate Units 46-50 into 2 buildings

HEARTHSTONE AT ELlicOTT MILLS II, PARCELS A & B, PHASE I & II  
 AGE RESTRICTED ADULT HOUSING  
 TAX MAP 81 PARCELS 36 AND 20  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REVISED SITE DEVELOPMENT AND SEDIMENT CONTROL PLAN

FISHER COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 8222 BALTIMORE NATIONAL Pk.  
 ELlicOTT CITY, MARYLAND 21042  
 (410) 461-2955

2 OF 16

SDP 06-030