

SUMMARY OF AMENDMENTS

PHASE 168-A: Amends sheets 1,2, and 3 of 3. Purpose is to add 3.708 acres of Single Family Medium Density and 9.547 acres of Credited Open Space to this phase and to update criteria to the current zoning regulations.

RECORDED PLAT NO. 3054-A-1723
 ON SEPTEMBER 2, 1998 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

LOCATION PLAN
 SCALE: 1"=400'

This plan is intended to supersede Final Development Plan Phase 168, Sheet 1 of 3
 Recorded among the Land Records of Howard County, Maryland on 3-28-78
 As Plat 3054 A-52

VILLAGE OF KINGS CONTRIVANCE
 SECTION 1, AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

PHASE OR AMENDMENT	DATE	PLAT
RECORDING REFERENCE		

PREPARED AS SHEETS 1 THROUGH 3
 IN ACCORDANCE WITH THE ZONING
 REGULATIONS OF HOWARD COUNTY
 ADOPTED: OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
 AMENDED Z.B. CASE 683 RESOLUTION APPROVED 12-20-76
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-91
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
 AMENDED Z.B. CASE 966 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXEC. SECRETARY DATE VICE-CHAIRMAN DATE

J. H. Westcott
 4/26/98
 DATE

Robert H. Westcott 8/27/98
 DATE

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 168-A
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 168A of the Village of Kings Contrivance, Section 1, Area 3, Macgill's North.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. 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 Dept. of Planning and Zoning.
2B Vehicular ingress and egress to Old Columbia Pike will be permitted only at points of access approved by the Howard County Dept. 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 Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY 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:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhands	privacy walls or screens
chimneys	all parts of any building
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 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	excavations or fill
shrubbery	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 Dept. 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.

- 6A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY
No structure shall be located upon lots devoted to single 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, nor within 7½ 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 it presently exists.

- 6D OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use 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 area.

The accessory use provisions of Section 106 of the Howard County Zoning Regulations shall be applicable.

7E-1 OPEN SPACE LAND USE AREAS

Lots 41, 42 and 43 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 Dept. of Planning and Zoning.

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.

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.

9. PARKING REQUIREMENTS - Section 125-C-3-d (4):

- 9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas.

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 denoted as non-credited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-C-3-d (5):

10A 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 (6):

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 125-C-3-d (7):

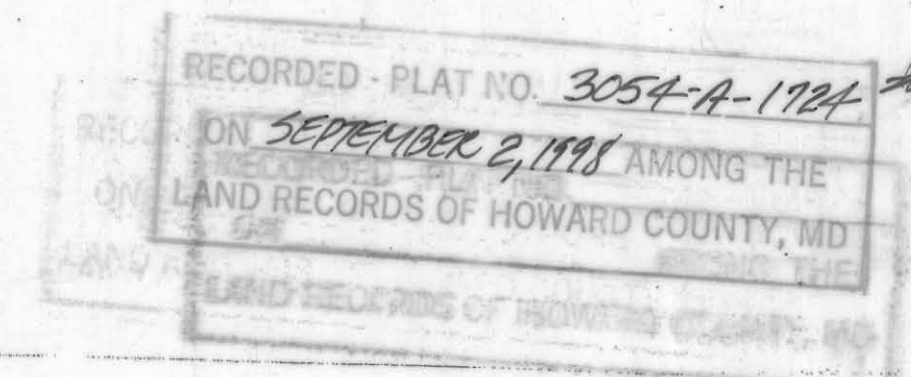
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

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	Acres
SFMD Roadway 2.031	16.729
Open Space Credited	16.981
Total	33.710



VILLAGE OF KINGS CONTRIVANCE
SECTION 1, AREA 3
PETITIONER

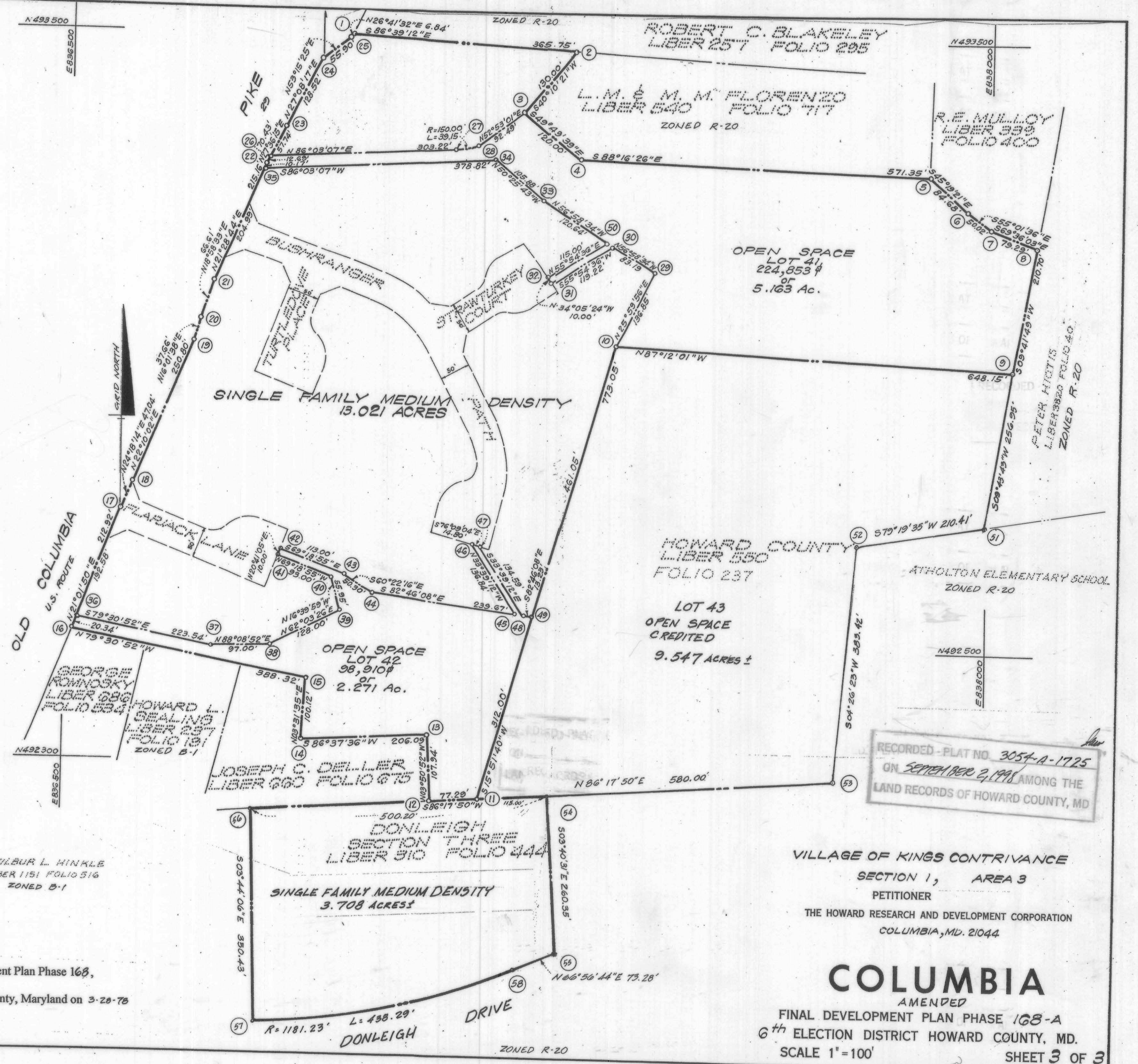
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 168-A
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 2 OF 3

This plan is intended to supersede Final Development Plan Phase 168,
Sheet 2 of 3
Recorded among the Land Records of Howard County, Maryland on 3-28-78
As Plat 3054A-53

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	493 502.18	836 953.32
2	493 480.83	837 318.44
3	493 381.50	837 234.57
4	493 304.09	837 326.27
5	493 286.88	837 897.36
6	493 227.34	837 957.57
7	493 198.66	837 998.56
8	493 171.03	838 072.88
9	492 963.34	838 037.39
10	492 995.00	837 390.01
11	492 251.38	837 178.73
12	492 246.39	837 101.60
13	492 354.08	837 094.36
14	492 341.96	836 888.63
15	492 441.89	836 894.78
16	492 512.56	836 512.95
17	492 711.30	836 589.36
18	492 754.17	836 608.72
19	492 986.43	836 703.35
20	493 022.63	836 713.75
21	493 085.62	836 735.41
22	493 285.83	836 814.19
23	493 348.25	836 846.82
24	493 462.62	836 905.45
25	493 496.07	836 950.24
26	493 297.08	836 820.07
27	493 317.95	837 122.56
28	493 325.69	837 160.82
29	493 118.00	837 450.00
30	493 163.34	837 380.25
31	493 096.51	837 281.52
32	493 104.79	837 275.91
33	493 235.00	837 270.00
34	493 302.45	837 188.38
35	493 276.37	836 810.46
36	492 531.55	836 520.25
37	492 490.86	836 740.05
38	492 494.00	836 837.00
39	492 553.98	836 950.08
40	492 607.58	836 934.03
41	492 640.43	836 847.03
42	492 649.78	836 850.56
43	492 609.87	836 956.27
44	492 585.00	837 000.00
45	492 554.83	837 237.76
46	492 668.74	837 161.92
47	492 665.20	837 176.30
48	492 553.17	837 250.88
49	492 551.50	837 264.00
50	493 169.25	837 371.15
51	492710.08	837993.97
52	492671.11	837787.20
53	492288.84	837757.52
54	492258.81	837293.49
55	491598.99	837310.18
56	492226.50	836794.33
57	491876.81	836817.16
58	491970.30	837242.75



This plan is intended to supersede Final Development Plan Phase 168, Sheet 3 of 3
 Recorded among the Land Records of Howard County, Maryland on 3-28-78
 As Plat 3054A-54

VILLAGE OF KINGS CONTRIVANCE
 SECTION 1, AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 168-A
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 3 OF 3