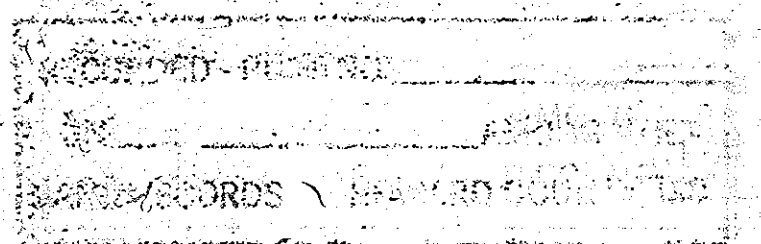


VICINITY MAP  
Scale: 1" = 2000'

SUMMARY OF AMENDMENTS

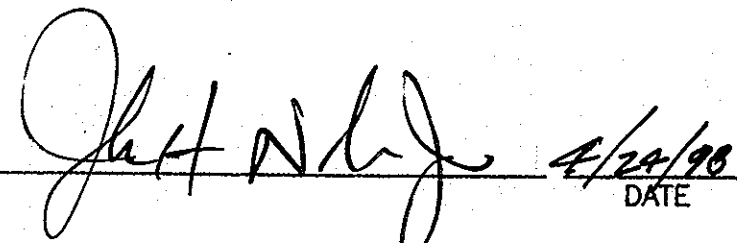
Phase 175 A: Amends sheets 1, 2, 3, and 4 of 4. Purpose is to change 6.136 acres of land originally reserved for Broken Land Parkway right-of-way as non-credited open space to credited open space; change 1.60 acres of non-credited open space to credited open space to reflect the actual parking lot area; amend Section 9E-b. text to reflect the revised acreage for non-credited open space (parking), and to update criteria to the current zoning regulations.



RECORDED - PLAT NO. 3054-A-1726  
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 175, Sheet 1 of 4  
Recorded among the Land Records of Howard County, Maryland on 1-19-79  
As Plat 3054-A-158

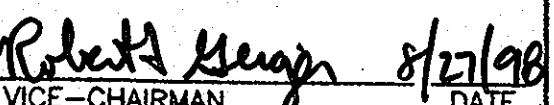
PHASE OR AMENDMENT	DATE	PLAT
RECORDING REFERENCE		
PREPARED AS SHEETS 1 THROUGH 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED: OCTOBER 18, 1993		
 DATE 8/27/98		



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 693 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 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD

 8/27/98  
 H.C.P.B. EXEC. SECRETARY DATE

 8/27/98  
 ROBERT H. GEIGER VICE-CHAIRMAN DATE

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 2  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 175 A  
6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: As Shown SHEET 1 OF 4

FINAL DEVELOPMENT PLAN CRITERIA

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

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Office 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 Gorman Road and to Broken Land Parkway will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
  - 2C Entrance road between Gorman Road and parking area will be paved.
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 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 except, however, that structures may be constructed at any location with 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
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 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.

6D OPEN SPACE LAND USE AREAS

- a. No structure or use other than pasture 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.
- b. No stable shall be located within 200 feet of any adjacent residential property line, nor within 300 feet of any structure used as a residence.
- c. Notwithstanding the above, structures may be constructed at any location upon parcels and 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.
- d. No uses other than pasture, landscaping and access road, and no structures shall be located within 350 feet of the centerline of Gorman Road. Adequate and appropriate landscaping is to be provided between Gorman Road and buildings or use areas.

7. PERMITTED USES - Section 125-C-3-d(e):

7E-9 EQUESTRIAN CENTER OPEN SPACE LAND USE AREAS

All uses permitted in open space areas are permitted, including, but not limited to, all of the following, in accordance with a site development plan approved by the Howard County Planning Board:

- a. Operation of a public or private horse stable.
- b. Operation of a public or private riding academy.
- c. Operation of a facility for the care and breeding of horses.
- d. Operation of a horse farm.
- e. Operation of horse shows and other equestrian events.
- f. Operation of all facilities, including those of a commercial nature, normally incident to the operation of an equestrian center.
- g. Construction of no more than three (3) residential dwelling units for operation, maintenance or similar personnel directly associated with the Equestrian Center operation.
- h. Operation of summer camping activities.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(s):

8E OPEN SPACE LAND USE AREAS

No structure shall be constructed within the Open Space Land Use Area covered by this Final Development Plan Phase exceeding 50 feet in height from the highest ground elevation adjoining the structure.

9. PARKING REQUIREMENTS - Section 125-C-3-d:

9E OPEN SPACE LAND USE AREAS

- a. No parking requirements are imposed upon the land within this Final Development Plan Phase devoted to normal open space uses.
- b. A minimum of 0.400 acres of parking area will be provided for the Equestrian Center constructed within the Open Space Land Use area under this Phase. Within the 0.400 acres, twenty (20) parking spaces of 200 square feet each, shall be paved. The remaining parking area may be unpaved.
- c. Any open space land use areas as may be required for parking purposes 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(s):

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(s):

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(s):

12E OPEN SPACE LAND USES

No more than twenty percent (20%) 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.

RECORDED - PLAT NO. 3054-A-1727  
ON SEPTEMBER 2, 1998 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

TABULATION OF LAND USE

Open Space - Credited	85.175 Acres
Open Space - Non-Credited (parking) (roadway)	0.400 0.824
Total	86.399 Acres

VILLAGE OF KINGS CONTRIVANCE

SECTION 2 AREA 2

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORP.

COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 175-A

6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 4

This plan is intended to supersede Final Development Plan Phase 175,

Sheet 2 of 4

Recorded among the Land Records of Howard County, Maryland on 1-19-79

As Plat 3054A-189

NO.	NORTH	EAST
143	481262.48	836250.27
608	481126.09	836437.75
609	480176.59	835892.44
610	479901.87	836382.60
611	479727.98	836656.35
700	480211.73	835912.62
701	479936.66	836403.38
702	479816.87	836591.96
703	479825.18	836625.45
705	481306.17	837556.60
706	481343.33	837491.46
707	481878.16	836553.87

WARFIELD'S RANGE  
PLATS 6786, 7004-7006

ZONED R-20

S 29° 52' 11" W ~ 710.00'

PATRICIA J. McCLUNG  
LIBER 2441 FOLIO 442  
ZONED R-20

S 29° 52' 11" W ~ 1094.95'  
1054.43'

J.E. McCLELLAN  
472/67

E.L. BECRAFT  
466/555

WM. CONRAD  
455/500

MELVIN J.  
BERMAN  
428/183

A. MARGUERITE  
ROBINSON  
428/187 AND 753/187

LEISHEAR  
ROAD

MARYLAND AND  
VIRGINIA MILK  
PRODUCERS ASSOCIATION  
302/288

Existing  
Paving

GORMAN ROAD

OPEN SPACE -  
NON-CREDITED  
0.824 ACRES  
(for roadway widening)

OPEN SPACE LOT 1  
Continued on Sheet 4  
See Sheet 4 for Total Area

OPEN SPACE LOT 2  
Continued on Sheet 4  
See Sheet 4 for Total Area

OPEN

SPACE

RECORDED PLAT NO. 3054-A-1728  
ON SEPTEMBER 2, 1998 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

A.L. SOWERS  
481/632

HUNTERS CREEK FARM  
PLATS 8081 AND 8563  
ZONED R-20

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 2  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 175-A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100'  
SHEET 3 OF 4

This plan is intended to supersede Final Development Plan Phase 175,  
Sheet 3 of 4  
Recorded among the Land Records of Howard County, Maryland on 1-19-79  
As Plat 3054A-160

WARFIELDS RANGE  
PLAT #s 6786, 7004-7006  
ZONED R-20

HOWARD COUNTY  
505/417  
ZONED R-20

S 29°52'11"W - 1901.81'

E 837,000' / N 483,250'

N 54°18'21"W - 226.00'

E 837,750' / N 483,250'

OPEN SPACE LOT 1  
Continued on Sheet 3  
79.039 Acres Credited  
0.40 Acres Non-Credited

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 3  
NEW TOWN  
OPEN SPACE

N 483,500' / E 837,000'

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 2  
SHEET 3 OF 4

S 60°17'53"E - 1154.40'  
1079.40'

MIDDLE  
PATUXENT  
RIVER

S 55°05'36"W - 207.75'  
S 15°36'25"W - 281.04'

RECORDED - PLAT NO. 3054-A-1929  
ON SEPTEMBER 2, 1998 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

OPEN SPACE LOT 2 Continued on Sheet 3  
6.136 Acres Credited

S 29°42'07"W - 1789.08'

OPEN SPACE

CREDITED

N 29°42'07"E

1781.21'

HUNTERS CREEK FARM  
PLATS # 8081 AND 8563

ZONED R-20

HOWARD COUNTY  
407/201  
ZONED R-20

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 2  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 175-A  
6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100'  
SHEET 4 OF 4

NO.	NORTH	EAST
112	482690.27	837884.60
601	482853.36	838432.17
602	483070.76	838136.57
603	482800.07	838060.96
605	483358.48	837684.57
606	483527.34	837501.03
704	482827.36	838377.93
705	481306.17	837556.60
706	481343.33	837421.46
707	481878.16	836553.87

This plan is intended to supersede Final Development Plan Phase 175,  
Sheet 4 of 4  
Recorded among the Land Records of Howard County, Maryland on 1-19-79  
As Plat 3054 A-161