

VICINITY MAP
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

PHASE 178-A PART II AMENDS CRITERIA REFERRING TO PARKING AREA TO CONFORM WITH RECENTLY ADOPTED ZONING CHANGES; AND INCREASE THE NUMBER OF UNITS ALLOWABLE ON PARCEL C, AND CHANGE ACREAGE FOR SINGLE FAMILY MEDIUM DENSITY AND OPEN SPACE ON SHEETS 7, 8, 9, AND 13 TO REFLECT WIDENING OF RIGHT OF WAY FOR EDEN BROOK DRIVE; AND CHANGES IN ACREAGES OF SINGLE FAMILY MEDIUM DENSITY, SINGLE FAMILY ATTACHED, AND OPEN SPACE ON SHEETS 5, 6, 11, 15, AND 16 TO REFLECT ERRORS ON THE PREVIOUSLY RECORDED FINAL DEVELOPMENT PLAN, AND CHANGES PARCEL AND OPEN SPACE LOT DESIGNATIONS TO CONFORM WITH THE FINAL SUBDIVISION PLATS.

PHASE 178-A-I PART II AMENDS CRITERIA. CHANGES ALLOWABLE UNITS ON PARCEL D FROM 212 TO 232.

PHASE 178-A-II PART II AMENDS CRITERIA. ADDED A PARAGRAPH UNDER SECTION GA ALLOWING STRUCTURES TO BE LOCATED ON THE PROPERTY LINE, CHANGE OPEN SPACE LOT CONFIGURATION AND DESIGNATIONS TO CONFORM WITH THE FINAL SUBDIVISION PLATS, ELIMINATE ARCTIC FLOWER AND MEADOW BEE MEWS AS PUBLIC ROADS AND ADJUST LAND USE TABULATIONS FOR THESE REVISIONS.

PHASE 178-A-III PART II AMENDS SHEETS 4, 8, 9, 12 AND 13. CHANGES ACREAGES FOR OPEN SPACE, COMMERCIAL AND SINGLE FAMILY MEDIUM DENSITY TO REFLECT ADJUSTMENT IN RIGHT OF WAY FOR EDEN BROOK DRIVE, AND REVISED LOCATION OF PARCEL B-1 FOR NEIGHBORHOOD CENTER; AMENDS SHEETS 7, 10 AND 11 TO CORRECT PREVIOUS ACREAGE ERRORS.

PHASE 178-A-IV PART II AMENDS SHEETS 4 AND 12. CHANGES THE 3.257 ACRES OF PREVIOUSLY RECORDED CREDITED OPEN SPACE TO 2.938 ACRES OF CREDITED OPEN SPACE (LOT 591) AND 0.359 ACRES OF NON-CREDITED OPEN SPACE (LOT 590) AS THE RESULT OF PARKING WHICH WILL BE PROVIDED ON LOT 590.

⑩ DENOTES SHEET NUMBERS

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 178-A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-658.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
RECORDED PLAT 3054-A-949
ON 12/11, 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MD. 21044

PREPARED AS TO SHEETS 1 TO 16
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED AUGUST 2, 1985

Henry J. Thurman 21 July 87
PROPERTY LINE SURVEYOR #376



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976
AMENDED Z.B. CASE 87 RESOLUTION APPROVED SEPT. 2, 1986

HOWARD COUNTY PLANNING BOARD

W. P. A. 12-4-87
H.C.P.B. EXEC. SECRETARY DATE

Allen E. Thompson 11-25-87
H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
178-A-III PART II	5-23-84	3054-A	658-673
178-A-II PART II	5-20-83	3054-A	546-561
178-A-I PART II	10-29-82	3054-A	493-503
178-A PART II	8-4-81	3054-A	362-378
178 PART II	5-23-80	3054-A	264-279
RECORDED			

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 600'
SHEET 1 of 16

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 178-A-IV, PART II

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 2, AREA 3, OF THE VILLAGE OF KINGS CONTRIVANCE, PART II.

- 1. PUBLIC STREET AND ROADS - Section 122-C-3-b
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b
4. DRAINAGE FACILITIES - Section 122-C-3-b
5. RECREATIONAL SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-3-c

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d(1): The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

- roof or building overhangs
bay windows
all parts of any buildings dwelling, or accessory buildings
porches
privacy walls or screens

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 residential structure shall be located within 100 feet 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:

- cornices and eaves
walks
shrubbery
trees
ornamental landscaping
chimneys
trellises
excavations or fill
fencing under 6' in height
retaining walls under 3' in height
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 feet in height if solid or closed nor 5 feet 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 foot street right-of-way nor within 30 feet of any 60 foot or greater street right-of-way, nor within 7 1/2 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.

Structures may be located on the property line provided that no part of the building structure shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be 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 "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

Permanent access to lots may be provided by means of perpetual common reciprocal access easements as shown on the Final Subdivision Plat.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

a. No building or structure shall be located upon lots devoted to apartment land use within 30 feet of the public right-of-way of any public road, street, or highway, nor within 100 feet of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.

- b. No building structure shall be located within 40 feet of any of the property lines of the project.
c. A minimum of 90 feet is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40 feet between buildings.
d. No parking spaces or access driveways to parking areas shall be nearer than 20 feet from an apartment building.
e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30% of the lot or project area.
g. If under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels.
h. Section 110-C-2-d and 110-D of the Howard County Zoning Regulations shall apply to all apartment land use areas.
i. All open spaces in the project areas, except driveway and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway, nor within 100 feet of the right-of-way line for a freeway or a primary road. 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. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board. Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6C-1 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.

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, 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.

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 a residential land use area.

6D OPEN SPACE LAND USE AREAS

No structure 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; 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 122-C-3-d(2):

7A-1 SINGLE FAMILY LOW DENSITY LAND USE AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

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 uses.

7B-1 APARTMENT LAND USE AREAS

Parcels C and D shall be devoted to apartment uses provided, however, that no more than 135 and 232 dwelling units may be constructed on Parcels C and D, respectively.

7B-2 ATTACHED LAND USE AREAS

Parcel E shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten(10) dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 119-A-5-b of the Howard County Zoning Regulations.

Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lot surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, 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. All, or a portion, of such lots may be under one or several ownerships and may be operated as rental units. No more than 91 dwelling units may be constructed on Parcel E.

7C-1 EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER COMMERCIAL

Parcel B-1 is to be used for

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
b. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
c. Museums, art galleries and libraries.
d. Buildings used primarily for religious activities.
e. Non-profit clubs, lodges, community halls.
f. Farm produce stands.
g. Day Care Center
h. Convenience Store

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 178A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A 659.

RECORDED PLAT 3054A-950
ON 12/17 1981 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE

SECTION 2 AREA 3

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 178A-IV PART II
6th ELECTION DISTRICT OF HOWARD COUNTY, MD.

TABULATION OF LAND USE

LAND USE	ACRES
SINGLE FAMILY MEDIUM DENSITY	85.273
ROADWAY 13.802	
APARTMENTS	21.647
ROADWAY 2.906	
SINGLE FAMILY ATTACHED	9.107
ROADWAY 1.558	
SINGLE FAMILY LOW DENSITY	8.316
ROADWAY 0.550	
COMMERCIAL	2.443
ROADWAY 1.727	
OPEN SPACE - CREDITED	113.768
OPEN SPACE - NON-CREDITED	1.430
TOTAL	241.984

RECORDED PLAT 3054A-952
 ON 12/17 1981 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 21044

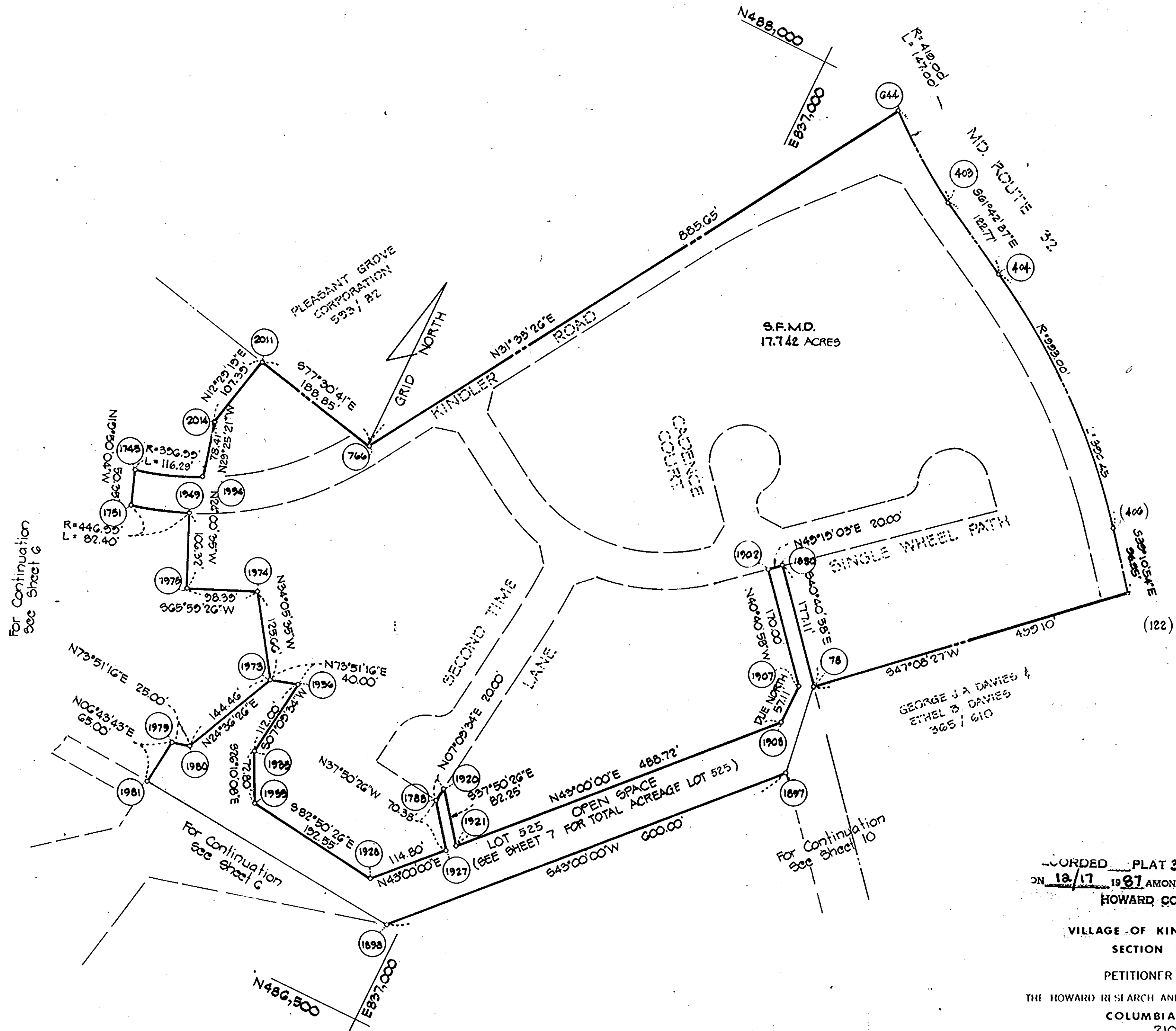
COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 178-A PART II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 4 OF 10

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 178A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON MAY 23, 1984 AS PLAT 3054-A-661

COORDINATES		
NO.	NORTH	EAST
78	487205.96	837372.86
403	487898.62	837240.94
404	487840.43	837349.04
406	487593.39	837648.15
425	487687.66	836940.95
644	487989.34	837126.23
122	487518.24	837709.40
766	487234.66	836662.73
1745	487060.77	836385.48
1751	487013.41	836402.56
1788	486828.88	836966.81
1830	487340.27	837257.41
1897	487078.88	837390.65
1898	486640.06	836981.45
1902	487327.23	837242.24
1907	487198.32	837353.06
1908	487141.20	837353.06
1920	486848.73	836969.30
1921	486783.78	837019.75
1927	486773.30	837009.98
1928	486689.34	836931.69
1933	486713.34	836740.64
1935	486778.68	836708.53
1936	486889.81	836722.49
1949	487039.83	836480.49
1973	486878.68	836684.07
1974	486982.74	836613.64
1975	486942.71	836523.76
1979	486740.40	836599.91
1980	486747.35	836623.92
1981	486675.84	836592.29
1994	487102.36	836493.64
2011	487275.50	836478.34
2014	487170.65	836455.12



RECORDED PLAT 3054A-953
 ON 12/17/87 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

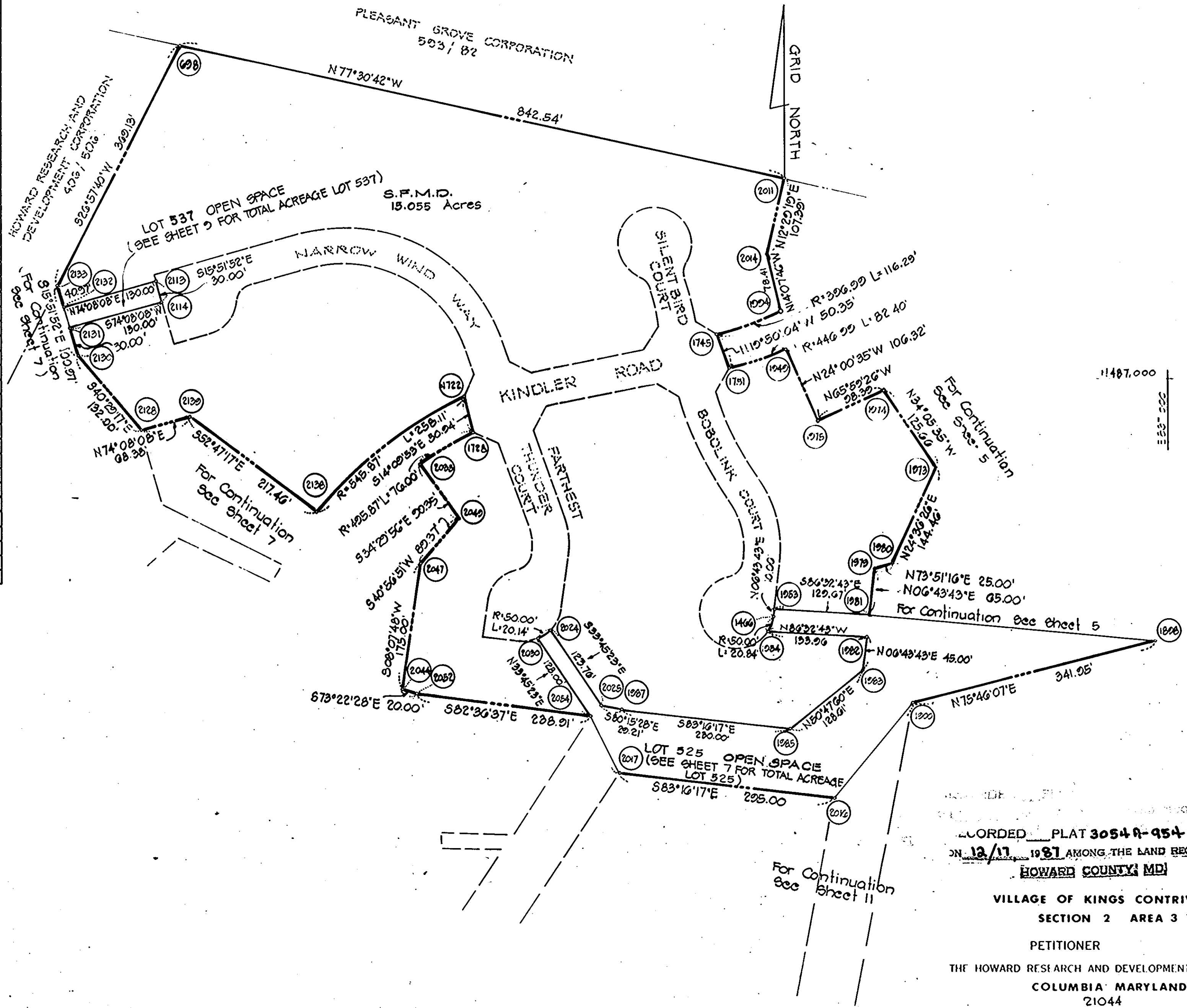
VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100'
 SHEET 5 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A 662.

COORDINATES		
NO.	NORTH	EAST
698	487457.69	835655.74
1466	486673.73	836461.69
1722	486976.45	836041.63
1728	486927.07	836054.09
1745	487060.77	836385.48
1751	487013.41	836402.56
1898	486640.06	836981.45
1900	486556.00	836650.00
1949	487039.83	836480.49
1953	486683.66	836462.86
1954	486654.12	836455.06
1973	486878.68	836684.07
1974	486982.74	836613.64
1975	486942.71	836523.76
1979	486740.40	836599.91
1980	486747.35	836623.92
1981	486675.84	836592.29
1982	486646.05	836588.78
1983	486601.36	836583.50
1985	486520.07	836483.84
1987	486547.02	836255.42
1994	487092.40	836474.82
2011	487275.50	836478.34
2014	487170.65	836455.12
2017	486459.86	836251.38
2024	486654.86	836157.86
2025	486551.96	836226.63
2030	486643.75	836141.23
2035	486888.28	835988.41
2044	486573.78	835956.27
2047	486747.02	835981.01
2049	486814.52	836039.59
2052	486568.05	835975.43
2054	486537.33	836212.36
2113	487184.43	835621.90
2114	487095.95	835632.83
2128	486931.16	835601.70
2130	487031.56	835515.99
2131	487060.42	835507.79
2132	487098.89	835496.85
2133	487128.69	835488.38
2138	486818.35	835840.66
2139	486949.86	835667.47
2016	486425.29	835544.35



RECORDED PLAT 3054-A-954
 ON 12/17 1987 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 178-A-III PART II
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 6 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-663.

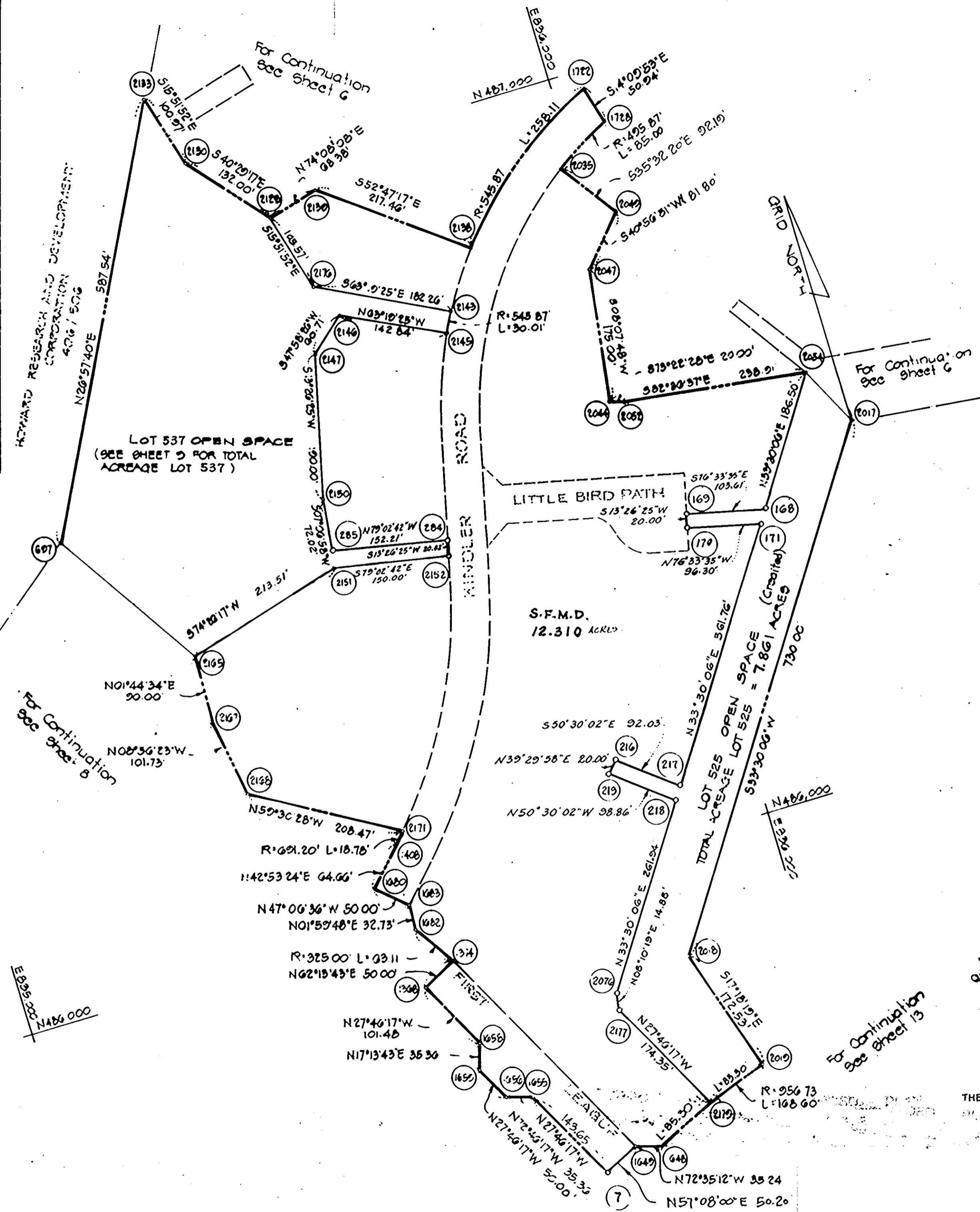
N 487.000
 E 835.000

N 487.000
 E 835.000

N 486.000
 E 836.000

COORDINATES

N#	North	East	N#	North	East
997	486005.00	835222.00	168	486381.81	836109.42
1368	485911.05	835507.45			
1374	485934.35	835531.09			
1408	486101.11	835525.58	2083	486033.04	835792.29
1648	485622.37	835744.05	2084	486049.07	835803.08
1649	485632.92	835710.42	2128	486931.16	835601.70
-7	485573.12	835659.85	2130	487031.56	835515.99
1255	485732.78	835601.33	2133	487.28	835486.38
1456	485743.25	835567.55	2138	486818.35	835840.66
1658	485221.26	835554.73	2189	486949.86	835607.47
1659	485787.48	835544.26	2143	486747.78	835793.42
1680	486293.73	83548.37	2145	486721.23	835779.44
1682	485989.95	8355.72	2146	486788.36	835051.81
1683	4860.97	8355.22	2147	486744.71	835600.71
169	486405.89	836008.63	2150	486559.92	835562.55
1722	486976.45	836041.03	2151	486468.50	835351.4
1728	486927.07	836034.09	2152	486440.06	835698.41
2017	486459.86	836251.38	284	486459.53	835703.06
2018	485851.19	835848.45	285	486488.45	835553.62
2019	485864.41	835899.77	2076	485827.20	835742.31
2035	486883.82	835981.04	2165	486411.28	835345.46
2044	486573.78	835939.27	2167	486321.33	835342.73
2047	486747.92	835981.01	2168	486220.83	835353.54
2049	486808.80	836034.62	2171	486115.04	835338.8
2052	486368.05	835975.43	2176	486829.91	835630.56
2054	486397.33	836212.36	218	486045.63	835886.89
217	486062.40	835897.99	2179	485958.20	835821.43
171	486364.06	836097.66	219	486105.50	835814.25
170	486386.44	836004.00	216	486120.94	835826.97



RECORDED PLAT 3054-A-955
ON 12/17, 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER

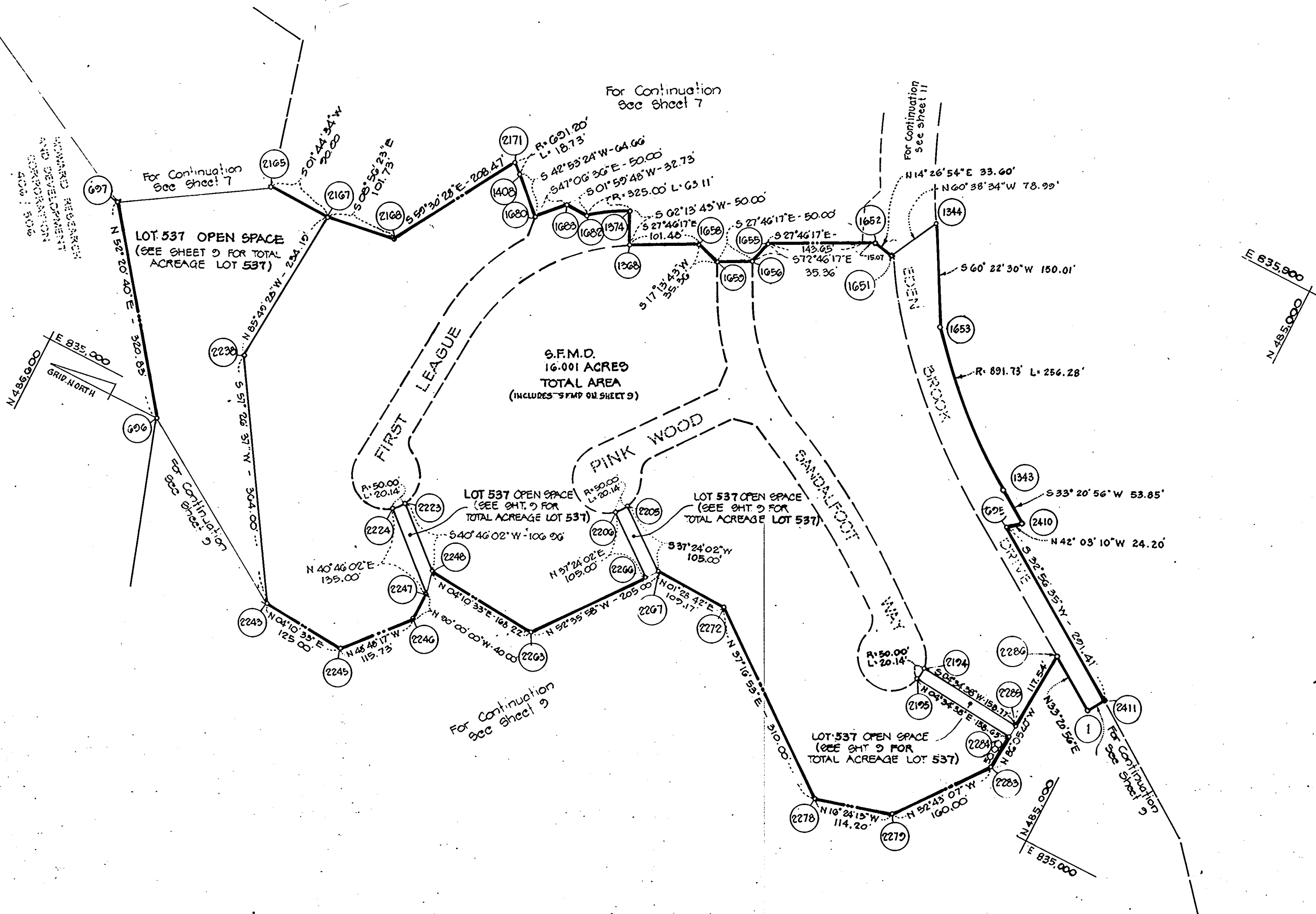
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 178A-IV PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE 1"=100' SHEET 7 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 178A-III PART II RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON MAY 23, 1984 AS PLAT 3054 A-664

COORDINATES		
PT NO	EAST	NORTH
095	835,393.65	485,220.10
096	834,968.00	486,402.00
097	835,222.00	486,605.00
1343	835,439.47	485,263.20
1344	835,739.37	485,523.37
1	835,214.20	485,005.22
1368	835,507.45	485,711.05
1374	835,551.60	485,734.35
1408	835,525.58	486,101.11
1651	835,666.90	485,559.81
1652	835,675.28	485,592.34
1653	835,608.07	485,454.24
1655	835,601.33	485,732.78
1656	835,507.56	485,743.25
1658	835,554.73	485,821.20
1659	835,544.20	485,787.40
1680	835,481.57	486,053.73
1682	835,517.06	485,986.97
2105	835,345.40	486,411.28
2107	835,342.73	486,321.33
2108	835,358.54	486,220.80
2171	835,538.18	486,115.04
2194	835,155.84	485,248.38
2195	835,135.00	485,249.97
2203	835,168.10	485,740.90
2206	835,152.28	485,753.05
2223	835,023.60	486,030.79
2224	835,008.48	486,043.85
2238	835,102.10	486,328.38
2243	834,802.35	486,142.50
2245	834,793.25	486,017.83
2246	834,850.38	485,941.61
2247	834,920.38	485,941.61
2248	834,953.78	485,942.78
2263	834,941.53	485,782.00
2266	835,088.50	485,662.04
2267	835,104.37	485,657.47
2272	835,101.57	485,548.36
2278	834,913.80	485,301.70
2279	834,946.05	485,122.15
2283	835,073.35	485,025.24
2284	835,123.24	485,021.83
2285	835,143.17	485,020.12
2	835,260.39	485,081.52
2410	835,409.86	485,218.22
2411	835,235.18	484,991.03
1683	835,518.20	486,019.71
2286	835,260.44	485,082.11



VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER

RECORDED PLAT 3054A-956 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
ON 12/11, 1987 AMONG THE LAND RECORDS OF COLUMBIA MARYLAND
HOWARD COUNTY, MD 21044

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-665

COLUMBIA

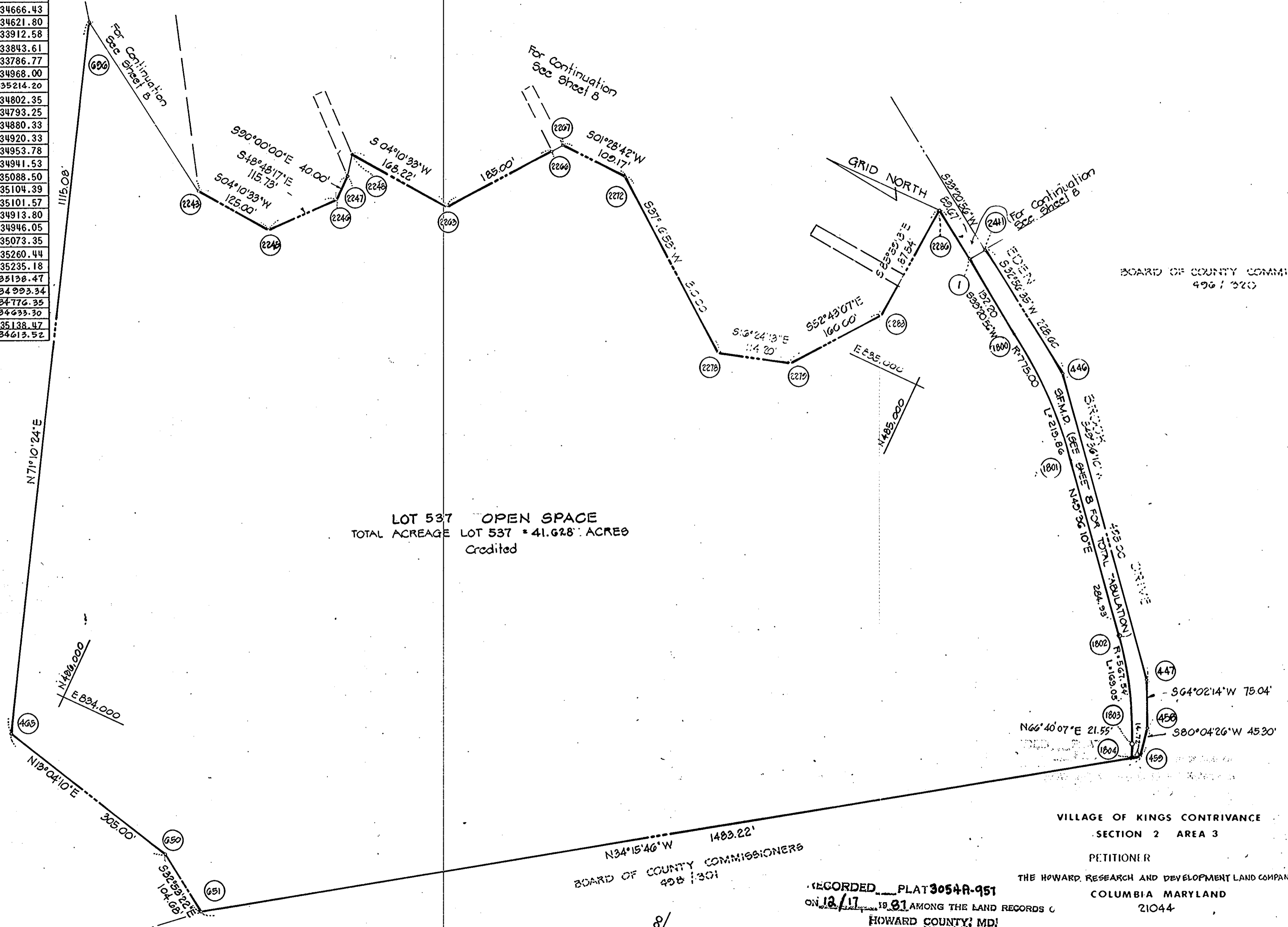
AMENDED
FINAL DEVELOPMENT PLAN PHASE 178A-IV PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' SHEET 8 OF 16

COORDINATES

NO.	NORTH	EAST
446	484799.79	835110.87
447	484478.99	834733.89
458	484446.14	834666.43
459	484438.33	834621.80
465	486049.16	833912.58
650	485752.06	833843.61
651	485664.16	833786.77
696	486409.00	834968.00
1	485005.22	835214.22
2243	486142.50	834802.35
2245	486017.83	834793.25
2246	485941.61	834880.33
2247	485941.61	834920.33
2248	485949.78	834953.78
2263	485782.00	834941.53
2266	485669.64	835088.50
2267	485657.49	835104.39
2272	485548.36	835101.57
2278	485301.70	834913.80
2279	485192.15	834946.05
2283	485095.24	835073.35
2286	485082.11	835260.44
2411	484991.63	835235.18
1800	484896.77	835138.47
1801	484732.60	834993.34
1802	484547.94	834776.35
1803	484459.03	834633.30
2901	484896.77	835138.47
1804	484450.50	834613.52

HOWARD RESEARCH AND DEVELOPMENT CORPORATION
426/506

115.08'



LOT 537 OPEN SPACE
TOTAL ACREAGE LOT 537 = 41.628 ACRES
Credited

BOARD OF COUNTY COMMISSIONERS
426/320

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
0th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100'

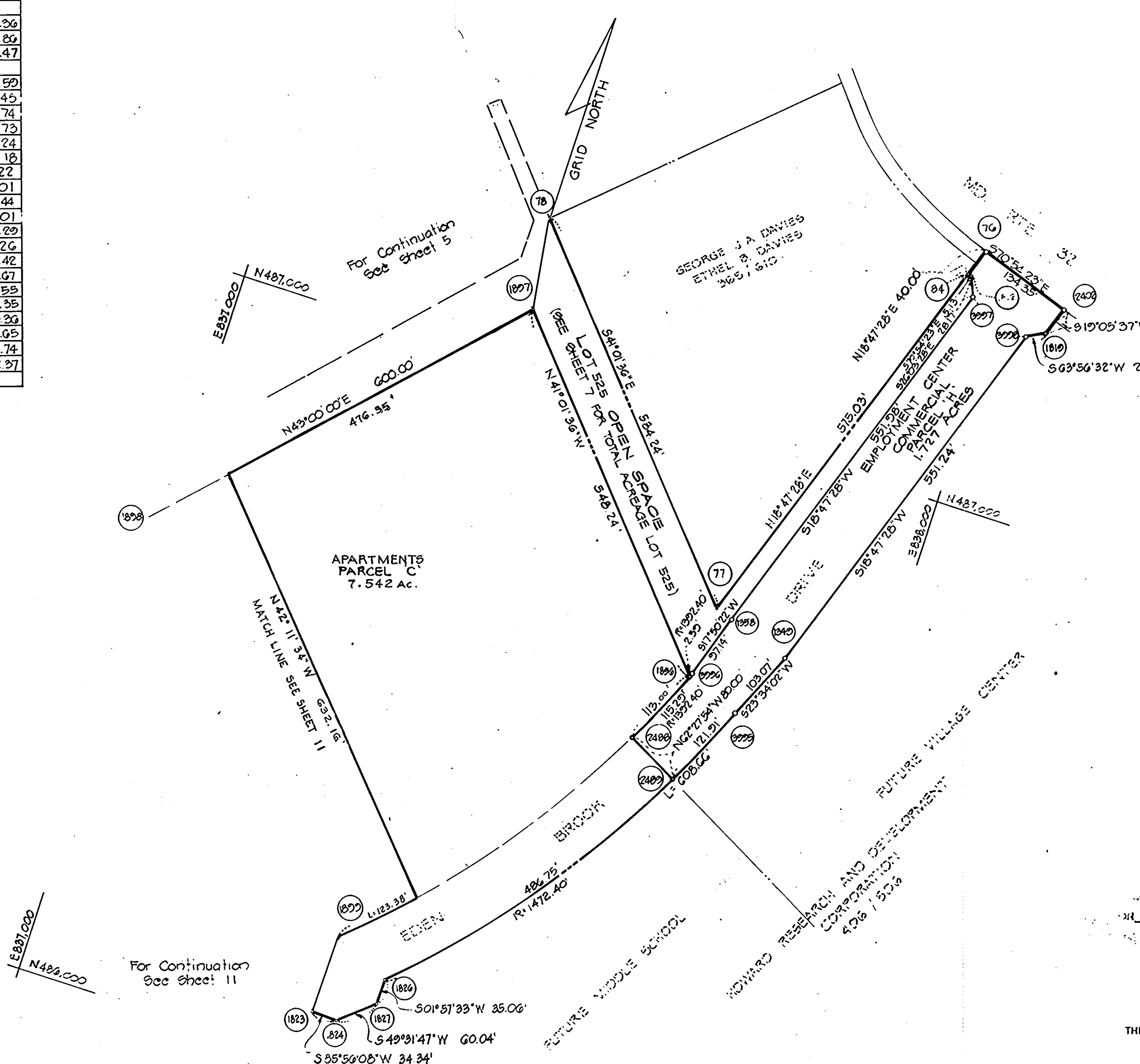
SHEET 9 OF 16

RECORDED PLAT 3054A-951
ON 12/17 1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 178-A-II PART III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054A-466.

COORDINATES

PT. NO.	NORTH	EAST
77	487205.21	837750.36
78	487205.20	837372.80
76	487347.45	837954.47
84	487309.58	837941.59
1828	486640.06	836981.45
1829	486175.33	837402.74
2487	487284.31	838075.73
2488	486563.25	837702.24
2489	486526.27	837773.18
1349	486731.05	837866.22
1358	486760.04	837781.01
1816	487307.20	837246.44
3995	486636.58	837825.01
1819	487265.28	838069.29
3996	486667.57	837751.26
1823	486007.76	837400.42
1824	486005.33	837434.07
1826	486139.33	837481.55
1827	486104.30	837480.35
1829	486665.46	837750.36
1897	487078.88	837320.65
1899	486175.33	837402.74
2402	487303.18	838082.37



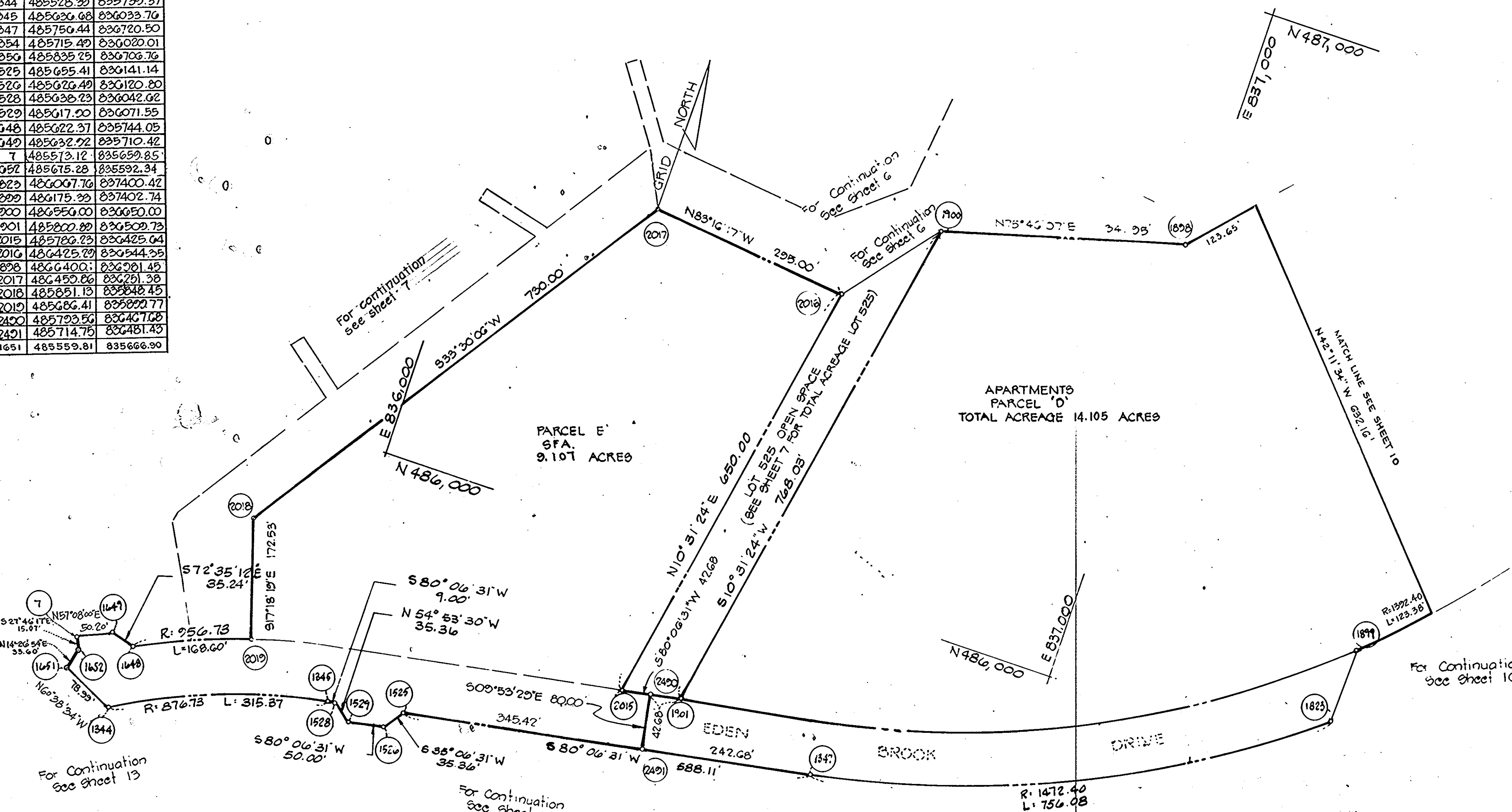
RECORDED PLAT 3054A-958
 ON 12/17 1987 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA B
 PETITIONER:
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE I 78A PART II
 GMELECTION DISTRICT HOWARD COUNTY, MD
 SCALE 1" = 100'
 SHEET 10 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE I 78A PART III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-67

COORDINATES

PT. NO.	NORTH	EAST
1344	485528.22	835739.37
1345	485636.68	836033.76
1347	485750.44	836720.50
1354	485715.49	836020.01
1356	485835.25	836706.76
1525	485655.41	836141.14
1526	485626.49	836120.80
1528	485638.23	836042.62
1529	485617.20	836071.55
1648	485622.37	835744.05
1649	485632.72	835710.42
7	485573.12	835659.85
1057	485675.28	835592.34
1823	486007.76	837400.42
1829	486175.29	837402.74
1900	486550.00	836050.00
1901	485800.89	836509.73
2015	485786.23	836425.64
2016	486425.29	836544.25
1898	486640.00	836281.45
2017	486459.86	836251.38
2018	485851.13	835848.45
2019	485686.41	835892.77
2420	485793.56	836467.68
2421	485714.75	836481.43
1651	485559.81	835666.90



THE HOWARD RESEARCH & DEVELOPMENT CORP.
406/506

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 178-A-II PART III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A 668.

RECORDED PLAT 3054-A-959
ON 12/17 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

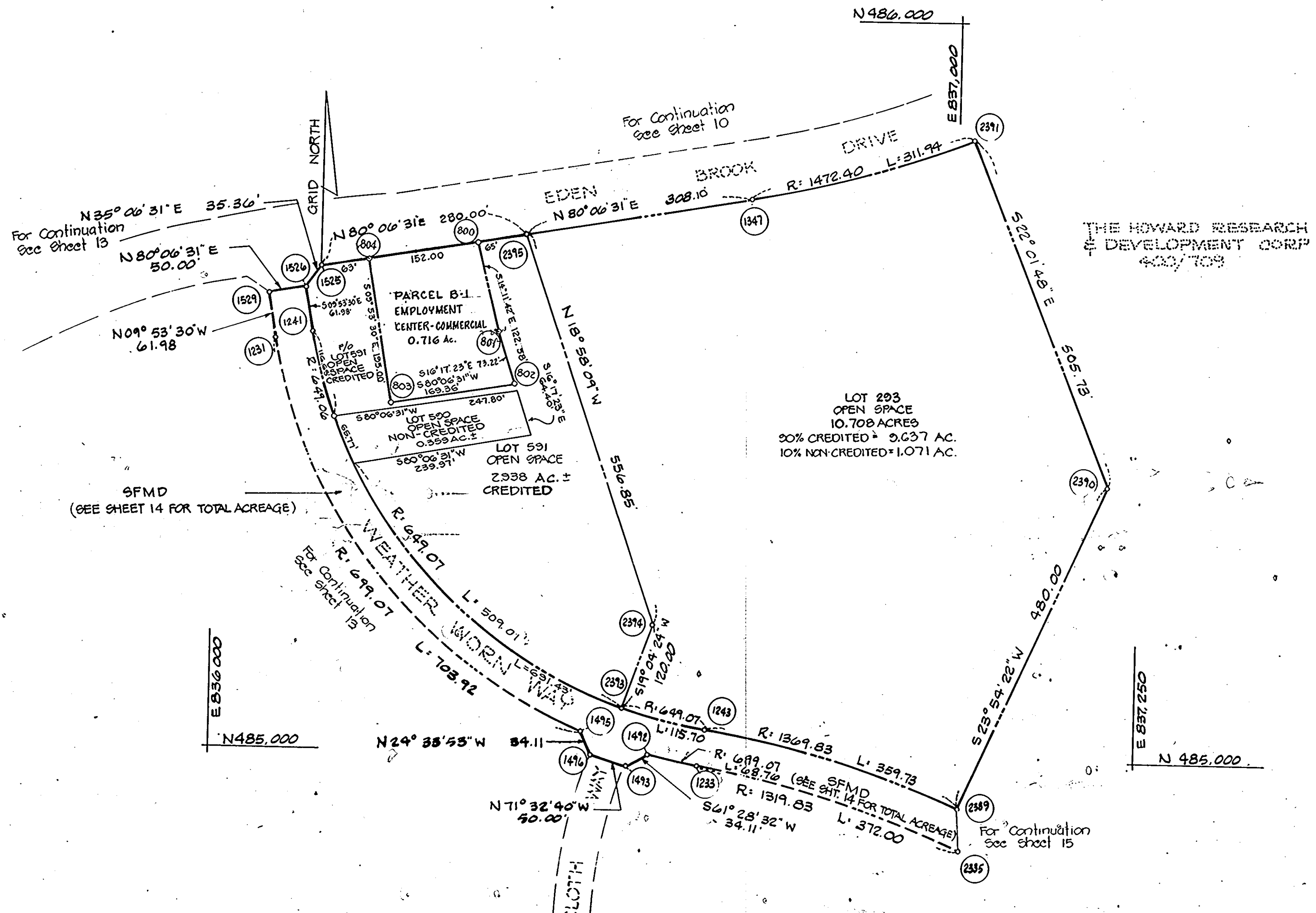
VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 178-A-II PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 11 OF 16

COORDINATES

PT.NO	NORTH	EAST
1231	485553.84	836082.12
1233	484986.20	836063.20
1241	485565.43	836131.45
1243	485035.60	836070.20
1347	485756.44	836720.50
1492	485000.11	836595.89
1493	484283.82	836505.92
1495	485030.67	836504.91
1496	484222.65	836518.49
1525	485655.41	836141.14
1526	485626.49	836120.80
1529	485617.90	836071.55
2335	484878.20	837017.89
2389	484934.43	837015.03
2390	485373.25	837202.55
2391	485842.05	837019.85
2393	485063.49	836558.77
2394	485176.90	836597.98
2395	485703.51	836416.27
800	485692.34	836352.94
804	485666.23	836203.20
2398	485455.70	836160.64
801	485573.51	836383.00
802	485503.23	836403.54
803	485474.13	836236.69



THE HOWARD RESEARCH & DEVELOPMENT CORP
400/709

LOT 293
OPEN SPACE
10.708 ACRES
90% CREDITED = 9.637 AC.
10% NON-CREDITED = 1.071 AC.

SFMD
(SEE SHEET 14 FOR TOTAL ACREAGE)

RECORDED PLAT 3054A-960
ON 12/17/87 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA MARYLAND
21044

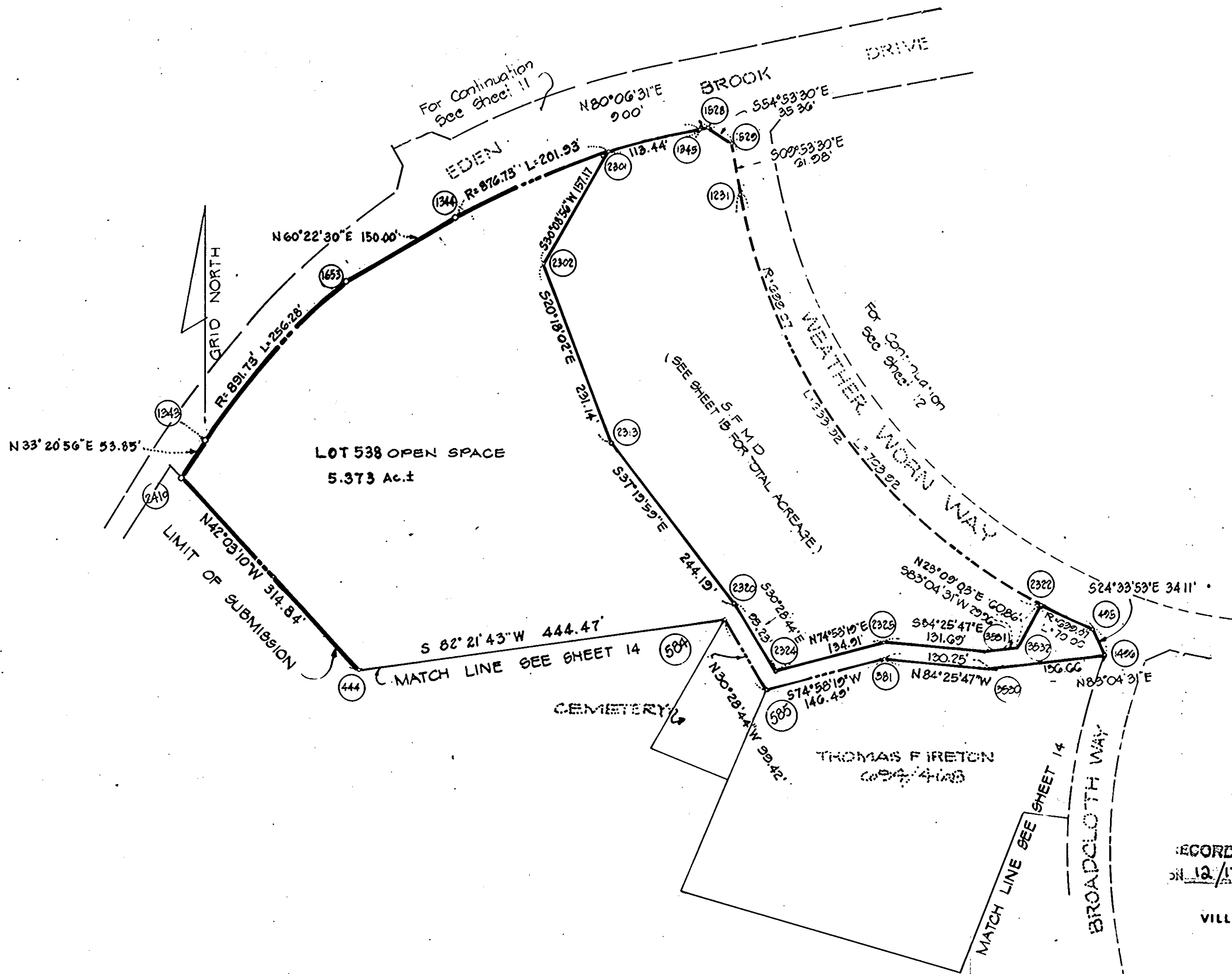
COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 178-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 12 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, ON MAY 23, 1984 AS PLAT 3054-A-600

COORDINATES

NO.	NORTH	EAST
444	484984.44	835620.74
3530	484983.17	836382.83
581	484995.82	836253.19
584	485043.52	836061.28
585	484957.83	836111.71
1231	485556.84	836082.19
3531	485003.20	836382.50
1343	485263.20	835439.47
1344	485528.39	835739.37
1345	485636.68	836033.76
1495	485030.67	836504.31
1496	484999.65	836518.49
1528	485638.23	836042.62
1529	485617.90	836071.55
1653	485454.24	835608.97
2301	485610.03	835923.57
2302	485474.12	835844.63
2313	485257.33	835924.83
2320	485063.17	836072.92
2322	485060.56	836441.04
3532	485006.20	836412.32
2324	484981.09	836121.22
2325	485016.07	836251.52
2410	485218.22	835409.86



RECORDED PLAN 3054-A-961
 ON 12/17/1961 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 2044

COLUMBIA
 AMENDED

FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 13 OF 16

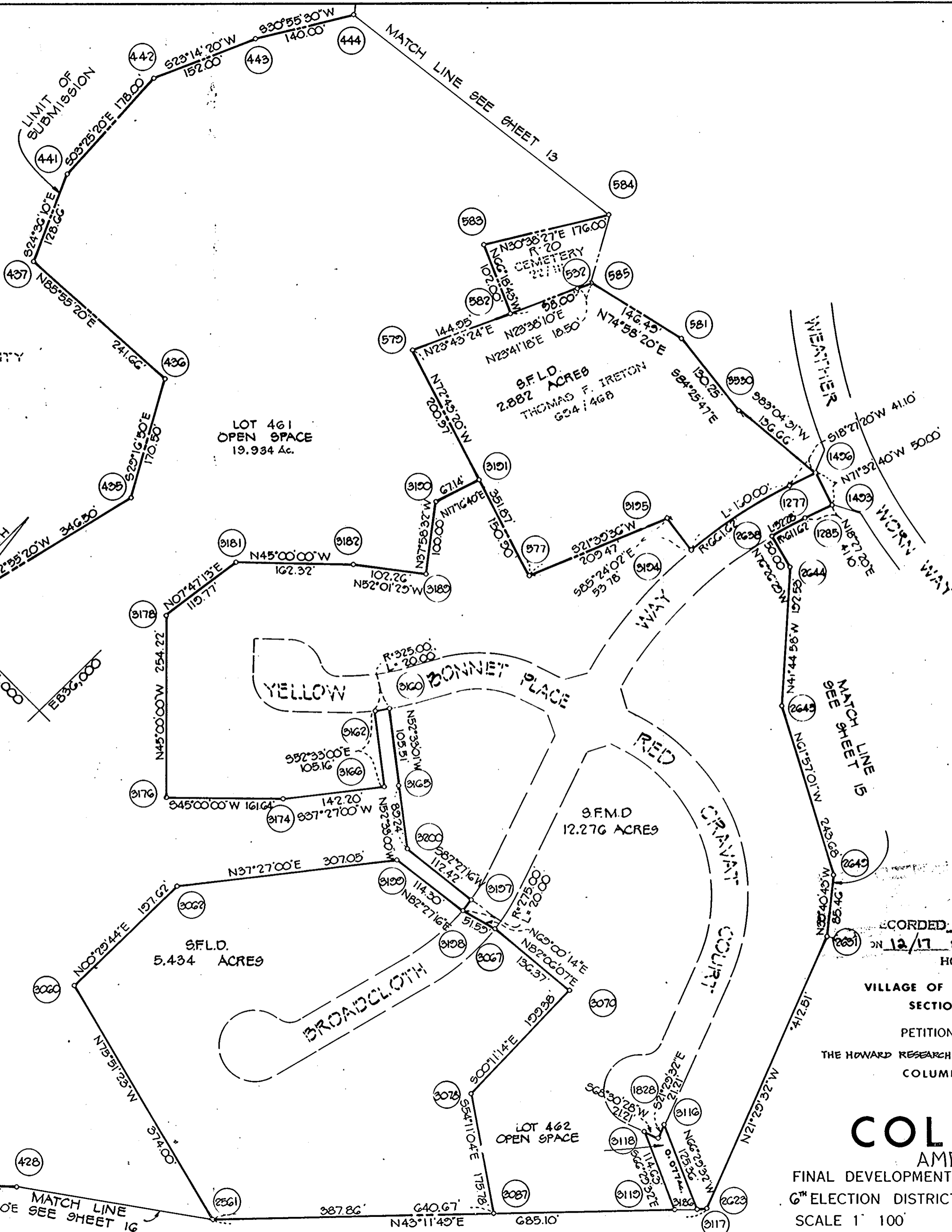
NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 178-A-IV PART III RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY ON MAY 23, 1964 AS PLAT 3054-A-670

NO.	NORTH	EAST	NO.	NORTH	EAST
428	483515.01	836445.45	3116	484215.90	837012.49
429	483453.13	836380.11	3117	484165.89	837127.45
430	483277.58	836284.30	3118	484188.39	837000.52
431	483289.93	835954.54	3119	484142.00	837105.64
432	483393.75	835876.30	3160	484346.87	836337.48
433	483687.83	835852.96	3162	484330.79	836325.60
434	483960.75	835799.96	3165	484282.71	836421.24
435	484298.48	835877.45	3166	484266.84	836409.08
436	484447.20	835794.06	3174	484153.95	836322.61
437	484430.01	835553.01	3176	484039.65	836208.31
441	484546.39	835499.45	3178	484219.41	836028.55
442	484724.67	835488.82	3181	484338.08	836044.78
443	484864.34	835548.80	3182	484452.86	836159.56
444	484984.44	835620.74	3189	484515.78	836240.17
576	484973.17	836485.34	3190	484594.61	836178.64
577	484613.90	836342.66	3191	484658.72	836198.58
579	484718.41	836006.67	3197	484243.21	836603.53
582	484851.11	836064.98	3198	484223.39	836606.15
583	484892.09	835971.58	3199	484208.38	836492.84
584	485043.52	836061.28	3200	484228.45	836492.08
1277	484960.66	836505.47	3200	484228.45	836492.08
1285	484944.83	836552.90	3194	484204.27	836473.58
1493	484983.82	836565.92	3195	484208.58	836419.97
1496	484999.65	836518.49			
1828	484196.16	837020.26			
2623	484175.05	837136.05			
2631	484558.88	836984.92			
2638	484894.59	836538.49			
2643	484739.23	836715.29			
2644	484882.87	836587.09			
2649	484624.64	836930.35			
2561	483675.61	836667.09			
3060	483767.00	836304.43			
3062	483964.62	836306.14			
532	484240.89	836104.27			
585	484257.89	836111.71			
581	484225.82	836253.19			
3067	484241.87	836254.32			
3070	484260.61	836283.39			
3078	484061.23	836720.04			
3087	483258.97	836292.50			

BOARD OF COUNTY COMMISSION 4961320

HOWARD COUNTY 5251107

JANET W. PHELPS 766 / 340



NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-G71

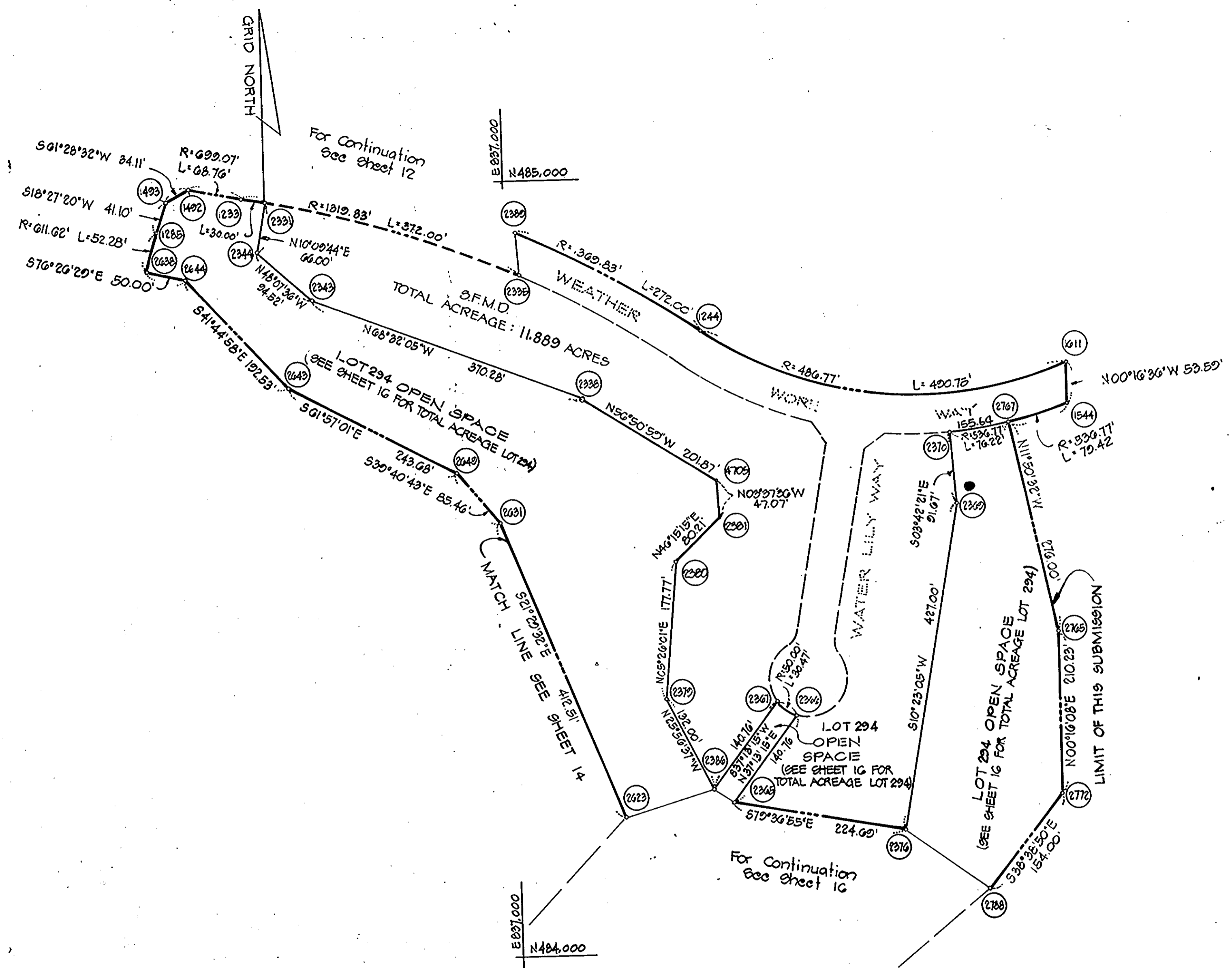
RECORDED PLAT 3054A-962 ON 12/17 1991 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 3 PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY COLUMBIA MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II 6TH ELECTION DISTRICT HOWARD COUNTY, MD. SCALE 1" = 100' SHEET 14 OF 16

COORDINATES		
NO.	NORTH	EAST
1233	484986.20	836663.20
1244	484800.32	837251.16
1285	484944.83	836552.90
1492	485000.11	836595.89
1493	484983.82	836565.92
1544	484694.31	837718.72
1611	484747.90	837718.46
2331	484981.24	836692.79
2335	484878.20	837017.89
2338	484717.69	837096.12
2343	484853.19	836751.52
2344	484916.28	836681.14
2321	484500.32	837208.11
4709	484607.30	837265.13
2365	484191.04	837274.97
2366	484303.13	837360.11
2367	484321.27	837336.22
2369	484570.54	837572.94
2370	484662.03	837567.02
2376	484150.54	837495.97
2379	484327.89	837193.33
2380	484504.86	837210.16
2386	484209.19	837251.08
2389	484934.43	837015.03
2631	484558.88	836984.92
2638	484894.59	836538.49
2643	484739.23	836715.29
2644	484882.87	836587.09
2649	484624.65	836930.35
2765	484402.20	837699.12
2767	484672.33	837642.48
2772	484191.98	837698.13
2788	484071.70	837601.96
2823	484175.05	837136.05



RECORDED ~~PLAN~~ **PLAT 3054A-963**
 ON 12/17 1981 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA MARYLAND
 21044

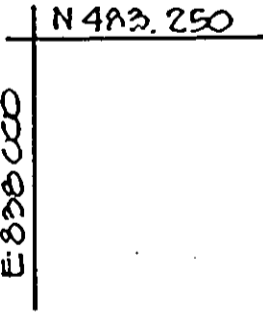
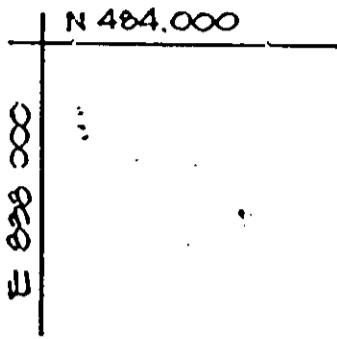
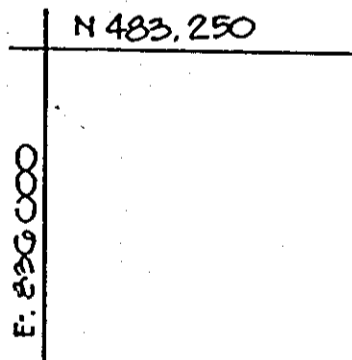
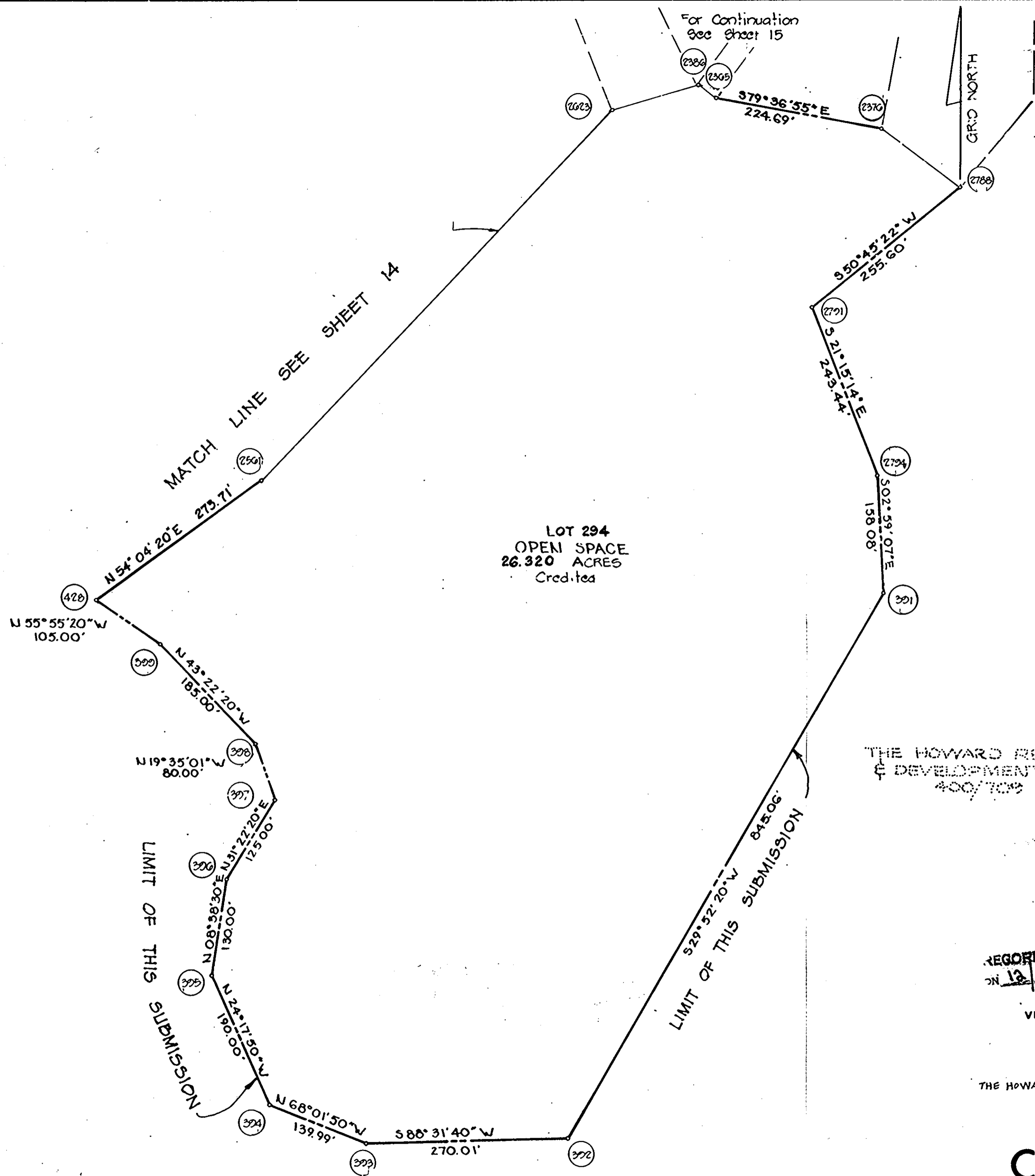
COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 15 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-672

COORDINATES

PT. NO.	NORTH	EAST
291	482525.25	837500.48
292	482792.47	837072.58
293	482785.53	836802.06
294	482837.20	836672.84
295	483011.07	836601.66
296	483132.60	836621.12
297	483246.33	836686.27
298	483321.70	836652.46
299	483456.18	836532.41
428	483515.01	836445.45
2365	484121.04	837274.27
2376	484150.54	837425.27
2386	484202.12	837251.08
2561	483675.61	836667.02
2623	484175.05	837136.05
2788	484071.70	837601.26
2791	483910.00	837404.00
2794	483623.12	837422.23



RECORDED ~~PLAT~~ **3054A-964**
ON **12/11/81** AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 178-A-IV PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE 1" = 100'
SHEET 16 OF 16

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 178-A-III PART II RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY ON MAY 23, 1984 AS PLAT 3054-A-673