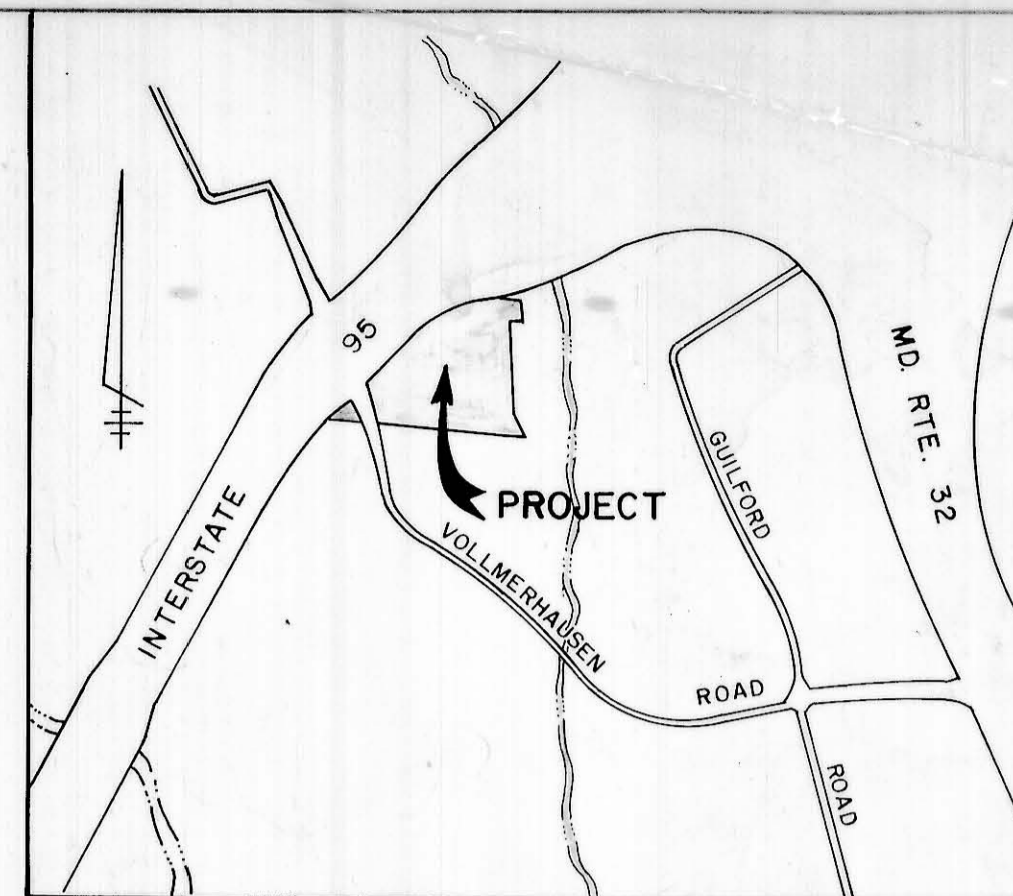


LOCATION PLAN
SCALE: 1" = 400'



VICINITY MAP
SCALE: 1" = 1200'

SUMMARY OF AMENDMENTS

PHASE 186-A: AMENDS SHEETS 2 AND 3 OF 3. PURPOSE IS TO ADJUST SINGLE FAMILY LOW DENSITY AND OPEN SPACE OUTLINES TO CONFORM TO THE FINAL SUBDIVISION PLAT.

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 186, SHEET 1 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. AS PLAT 3054A-887.

RECORDED PLAT 3054A-901
IN 5/22, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF KING'S CONTRIVANCE
SECTION 5 AREAS 2 & 3

PETITIONER & OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 186-A
6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 400' SHEET 1 OF 3

186	11-03-86	3054A-887, 88, 89
PHASE OR AMENDMENT	DATE	PLAT
PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985		
<i>[Signature]</i>		DATE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 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 817 RESOLUTION APPROVED SEPT. 9, 1986
HOWARD COUNTY PLANNING BOARD
[Signature] 5-1387 *[Signature]* 5/13/87
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 186

The Area included within this Final Development Plan Phase 186 is Applicable to Section 5, Area 2 of the Village of Kings Contrivance.

1. PUBLIC STREET AND ROADS - Section 122-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 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

2B Vehicular ingress and egress to Vollmerhausen Road will be permitted only at points of access approved by the Howard County Office of Planning and Zoning. Vehicular ingress and egress to Interstate Route 95 is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b:
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 122-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 122-C-3-d-(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves
roof or building overhangs
chimneys
porches, decks, open or enclosed
bay windows, oriel, vestibule, balcony
privacy walls or screens
all parts of any buildings dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than four (4) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than ten (10) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 100' 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
shrubby
trees
ornamental landscaping
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 if prohibited, shall not exceed 3' in height if solid or closed nor 5' height if opened, 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 100 feet of a principal arterial highway, 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 no part of the building 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 to "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 easement as shown on the final subdivision plat.

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 AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses, including private recreational facilities, such as swimming pool, tennis courts, basketball courts, reserved for the use of the onsite residents and their guests.

7. PERMITTED USES - Section 122-C-3-d-(2):

7E-1. OPEN SPACE LAND USE AREAS

Lot 78 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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 Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 122-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.

8. HEIGHT LIMITATIONS - Section 122-C-3-d-(3):

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 122-C-3-d-(3):

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 one hundred eighty (180) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

9. PARKING REQUIREMENTS - Section 122-C-3-d-(3):

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 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-d-(3):

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 122-C-3-d-(3):

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 122-C-3-d-(3):

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.

12. COVERAGE REQUIREMENTS - Section 122-C-3-d-(3):

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
SINGLE FAMILY LOW DENSITY ROADS-0.732	6.247
OPEN SPACE - CREDITED	6.079
TOTAL	12.326

RECORDED PLAT 3054A-902
ON 5/22, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF KING'S CONTRIVANCE
SECTION 5 AREAS 2 & 3

PETITIONER & OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

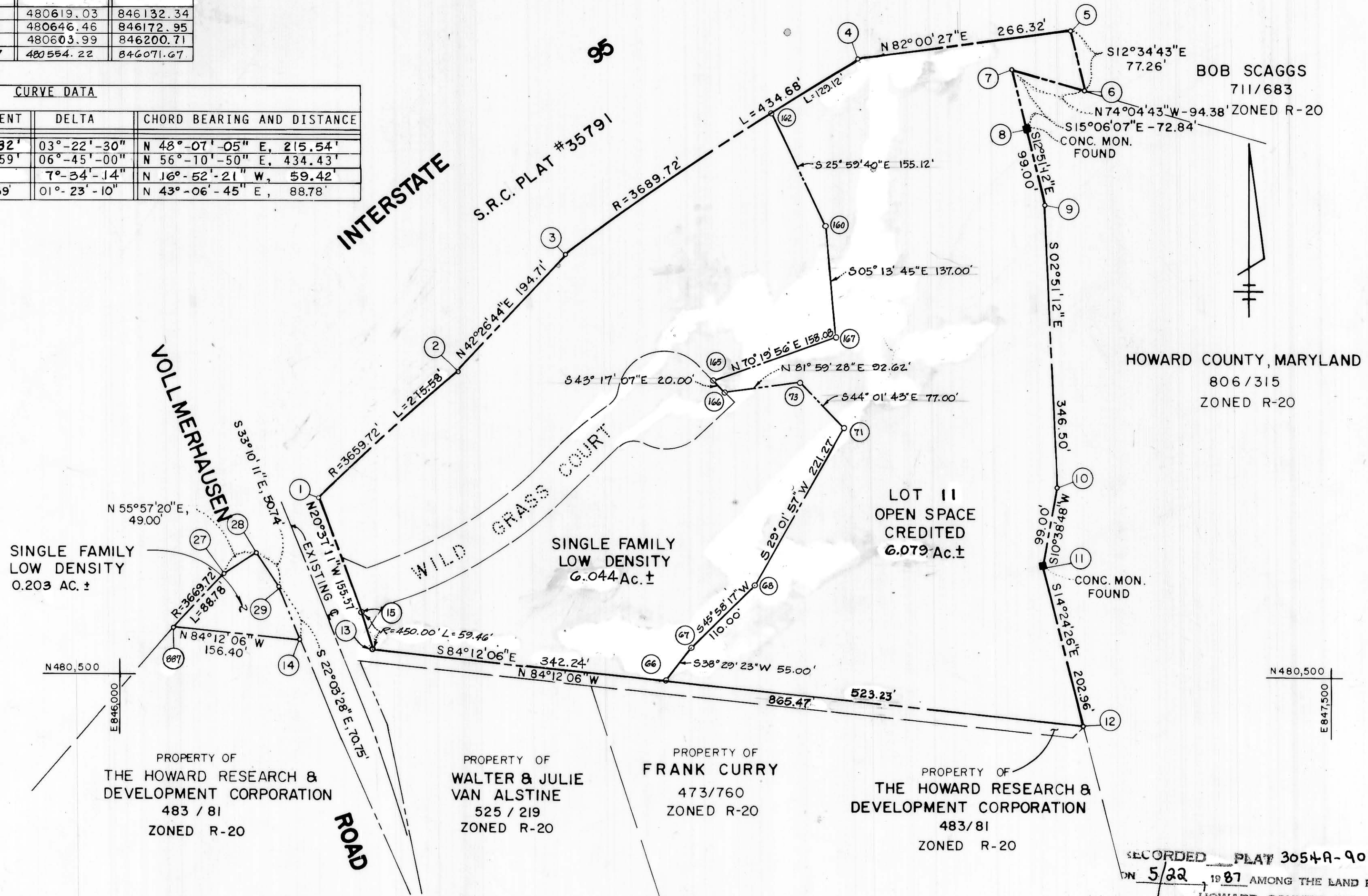
FINAL DEVELOPMENT PLAN PHASE 186-A
6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 3

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 186, SHEET 2 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-888.

COORDINATE TABLE			COORDINATE TABLE		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	480730.41	846258.35	66	480493.38	846670.87
2	480874.31	846418.83	67	480536.43	846705.10
3	481017.99	846550.24	68	480612.88	846784.19
4	481259.79	846911.17	71	480806.35	846891.57
5	481296.82	847174.90	73	480861.71	846838.06
6	481221.41	847191.73	166	480848.81	846746.34
7	481247.30	847100.97	165	480863.97	846732.63
8	481176.98	847119.95	167	480916.57	846881.49
9	481080.46	847141.97	160	481053.00	846869.00
10	480734.39	847159.22	162	481102.42	846801.01
11	480637.09	847140.93			
12	480440.52	847191.43	27	480619.03	846132.34
13	480527.95	846330.39	28	480646.46	846172.95
14	480538.42	846227.28	29	480603.99	846200.71
15	480584.81	846313.14	887	480554.22	846071.67

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING AND DISTANCE
1-2	3659.72'	215.54'	107.82'	03°-22'-30"	N 48°-07'-05" E, 215.54'
3-4	3689.72'	434.68'	217.59'	06°-45'-00"	N 56°-10'-50" E, 434.43'
13-15	450.00'	59.46'		7°-34'-14"	N 16°-52'-21" W, 59.42'
887-27	3669.72'	88.78'	44.39'	01°-23'-10"	N 43°-06'-45" E, 88.78'



RECORDED PLAT 3054-A-903
 ON 5/22, 1987 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF KING'S CONTRIVANCE
 SECTION 5 AREAS 2 & 3

PETITIONER & OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 186-A
 6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' SHEET 3 OF 3

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
 DEVELOPMENT PLAN PHASE 186, SHEET 3 OF 3, RECORDED AMONG
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT
 3054-A-889.