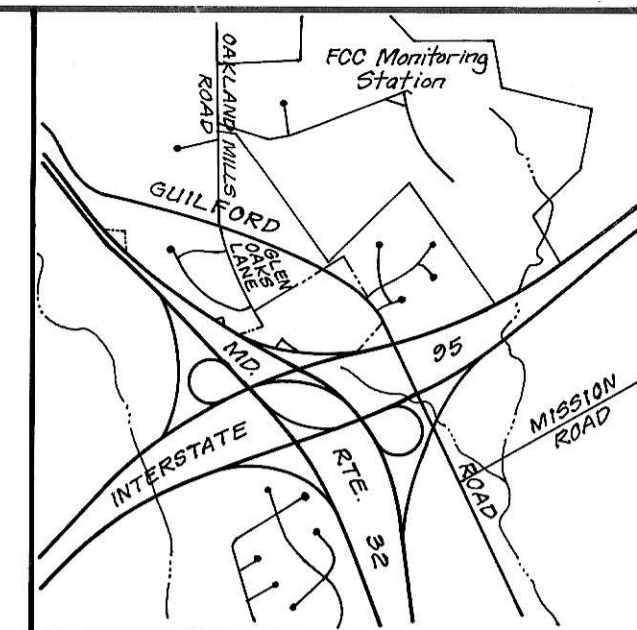


LOCATION MAP

SCALE: 1" = 600'



VICINITY MAP

SCALE: 1" = 2000'

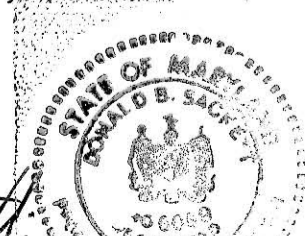
RECORDED 10-30-90 3054-A-1160
 HOWARD COUNTY RECORDS

VILLAGE OF KINGS CONTRIVANCE
 SECTION 5 AREA 4
 (MAPLESIDE)
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 208
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: As Shown SHEET 1 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

Donald B. Sackett
 REGISTERED LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
 AMENDED Z.B. CASE 006 RESOLUTION APPROVED 11-22-1972
 AMENDED Z.B. CASE 004 RESOLUTION APPROVED 1-7-1974
 AMENDED Z.B. CASE 003 RESOLUTION APPROVED 12-20-1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-1986

HOWARD COUNTY PLANNING BOARD

W.H. ... 10.24.90 H.C.P.B. EXEC. SECRETARY DATE
Kathryn Mann 10/2/90 H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 208 is Applicable to Section 5, Area 4 of the Village of King's Contrivance

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning and the Department of Public Works.
2. PUBLIC RIGHTS-OF-WAY - Section 122-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 Glen Oaks Lane and Guilford Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning and the Department of Public Works.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning and the Department of Public Works.
4. DRAINAGE FACILITIES - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning and the Department of Public Works.
5. RECREATIONAL, SCHOOL & PARK 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 ten (10) feet in width may project not more than four (4) feet into the setback area; porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, where any land use is adjacent to a principal arterial or intermediate divided arterial 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
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 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 structure 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 50 feet of a principle arterial or intermediate divided arterial, nor within 7-1/2 feet of any property line not a right-of-way line for a public street, road, or highway. Where a structure is adjacent to a collector road the minimum set-back shall be 30 feet for front and side yards and 50 feet for rear yards however, 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 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-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, including private recreation facilities such as swimming pools, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7E-1 OPEN SPACE LAND USE AREAS

Lot 49 is 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 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.

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.

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 in excess of 1.0 Acre of Non Credited Open Space 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 thirty 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

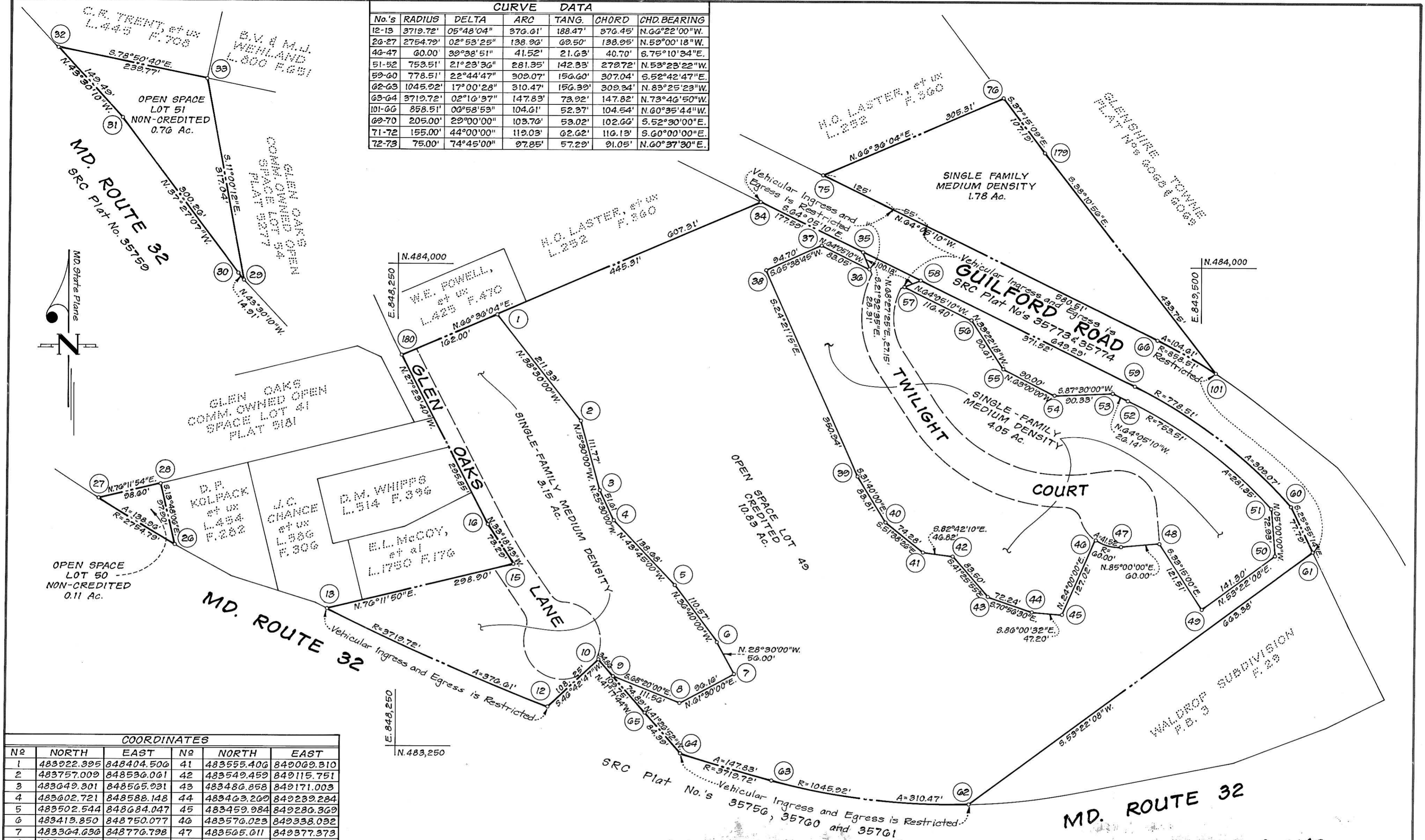
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

Land Use	Acres
Single Family Medium Density	8.98
Roadway	1.49
Open Space	
Credited	10.83
Non Credited	0.87
TOTAL	22.17

RECORDED 10-30-90 3054-A-1161

VILLAGE OF KINGS CONTRIVANCE
SECTION 5 AREA 4
(MAPLESIDE)
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 208
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: None SHEET 2 OF 3

No.'s	RADIUS	DELTA	ARC	TANG.	CHORD	CHD. BEARING
12-13	3719.72'	05°48'04"	376.01'	188.47'	376.45'	N.66°22'00"W.
20-27	2754.79'	02°53'25"	138.96'	69.50'	138.95'	N.59°00'18"W.
46-47	60.00'	39°38'51"	41.52'	21.63'	40.70'	S.75°10'34"E.
51-52	753.51'	21°23'36"	281.35'	142.33'	279.72'	N.53°23'22"W.
59-60	778.51'	22°44'47"	309.07'	156.60'	307.04'	S.52°42'47"E.
62-63	1045.92'	17°00'28"	310.47'	156.39'	309.34'	N.83°25'23"W.
63-64	3719.72'	02°16'37"	147.83'	73.92'	147.82'	N.73°46'50"W.
101-66	858.51'	00°58'53"	104.61'	52.37'	104.54'	N.60°35'44"W.
69-70	205.00'	29°00'00"	103.76'	53.02'	102.66'	S.52°30'00"E.
71-72	155.00'	44°00'00"	112.03'	62.62'	116.13'	S.60°00'00"E.
72-73	75.00'	74°45'00"	97.85'	57.29'	91.05'	N.60°37'30"E.



COORDINATES					
No	NORTH	EAST	No	NORTH	EAST
1	483922.395	848404.506	41	483555.406	849069.310
2	483757.009	848536.061	42	483549.459	849115.751
3	483649.301	848565.031	43	483486.858	849171.003
4	483602.721	848588.148	44	483463.269	849239.284
5	483502.544	848684.047	45	483459.984	849286.369
6	483413.850	848750.077	46	483376.023	849338.032
7	483364.636	848776.798	47	483365.011	849377.373
8	483318.753	848692.292	48	483370.840	849437.145
9	483359.940	848588.617	49	483469.226	849503.767
10	483386.134	848565.609	50	483553.534	849617.100
12	483311.912	848486.912	51	483626.186	849610.804
13	483462.825	848141.933	52	483793.001	849386.274
15	483534.138	848432.205	53	483804.425	849362.701
16	483595.386	848391.954	54	483800.485	849272.513
20	483560.921	847903.725	55	483841.344	849192.322
27	483632.475	847784.616	56	483917.012	849142.482
28	483655.997	847880.369	57	483967.880	849037.787
29	484306.858	847031.302	58	483977.848	849063.036
30	484317.673	847021.038	59	483815.487	849397.200
31	484556.039	846838.452	60	483629.479	849641.485
32	484664.458	846735.555	61	483559.518	849675.487
33	484618.070	846970.790	62	483163.706	849143.129
34	484099.240	848813.104	63	483199.136	848835.830
35	484021.631	848972.925	64	483240.424	848693.897
36	483995.299	848983.320	65	483303.678	848638.036
37	484031.592	848908.025	66	483387.443	849432.161
38	483992.540	848822.353	75	484141.138	848910.020
39	483672.832	848967.071	76	484262.385	849190.221
40	483601.501	849011.068			

COORDINATES					
No	NORTH	EAST	No	NORTH	EAST
101	483830.116	849523.236	180	483858.060	848255.829
179	484177.005	849255.107			

VILLAGE OF KINGS CONTRIVANCE
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COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 208
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 SHEET 3 OF 3