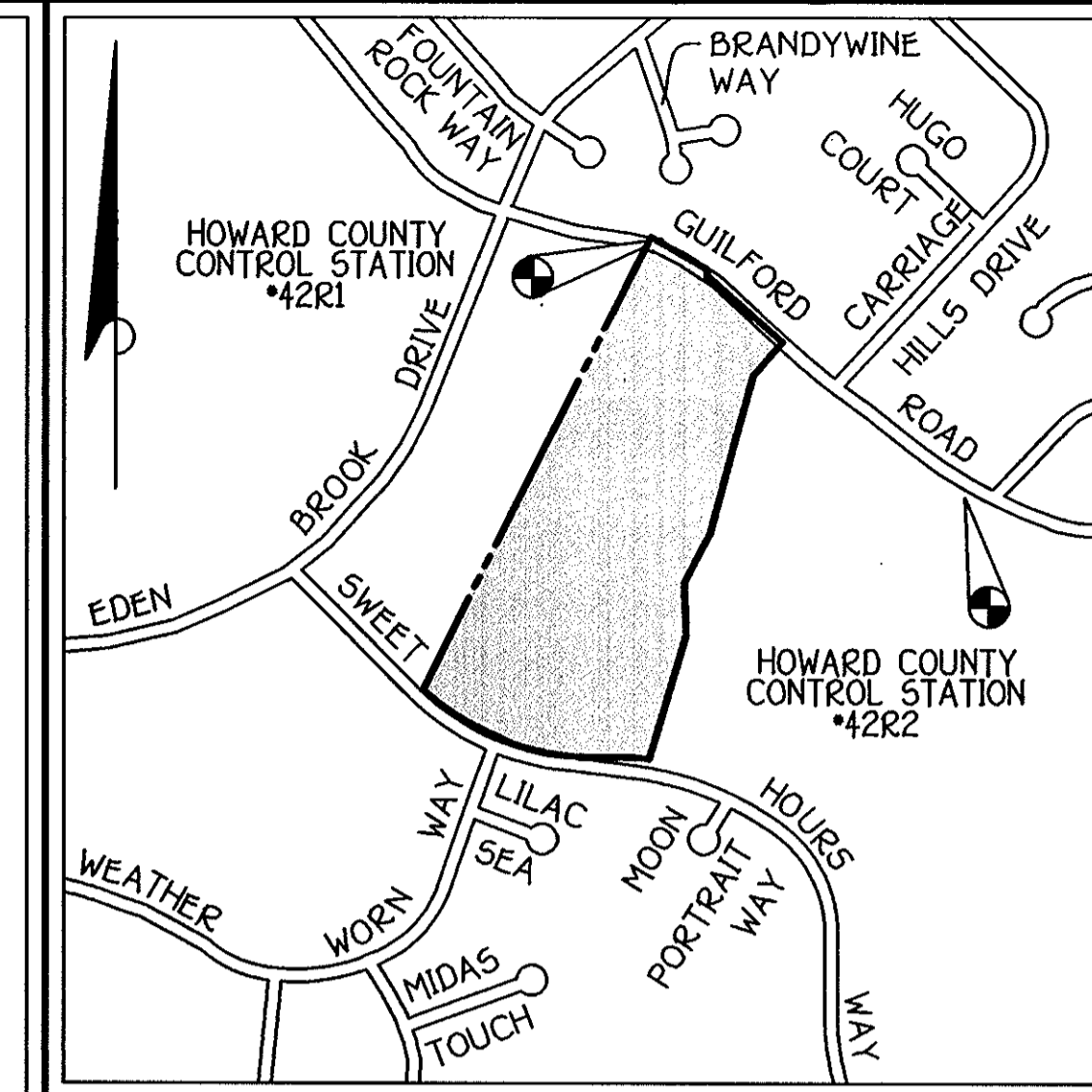
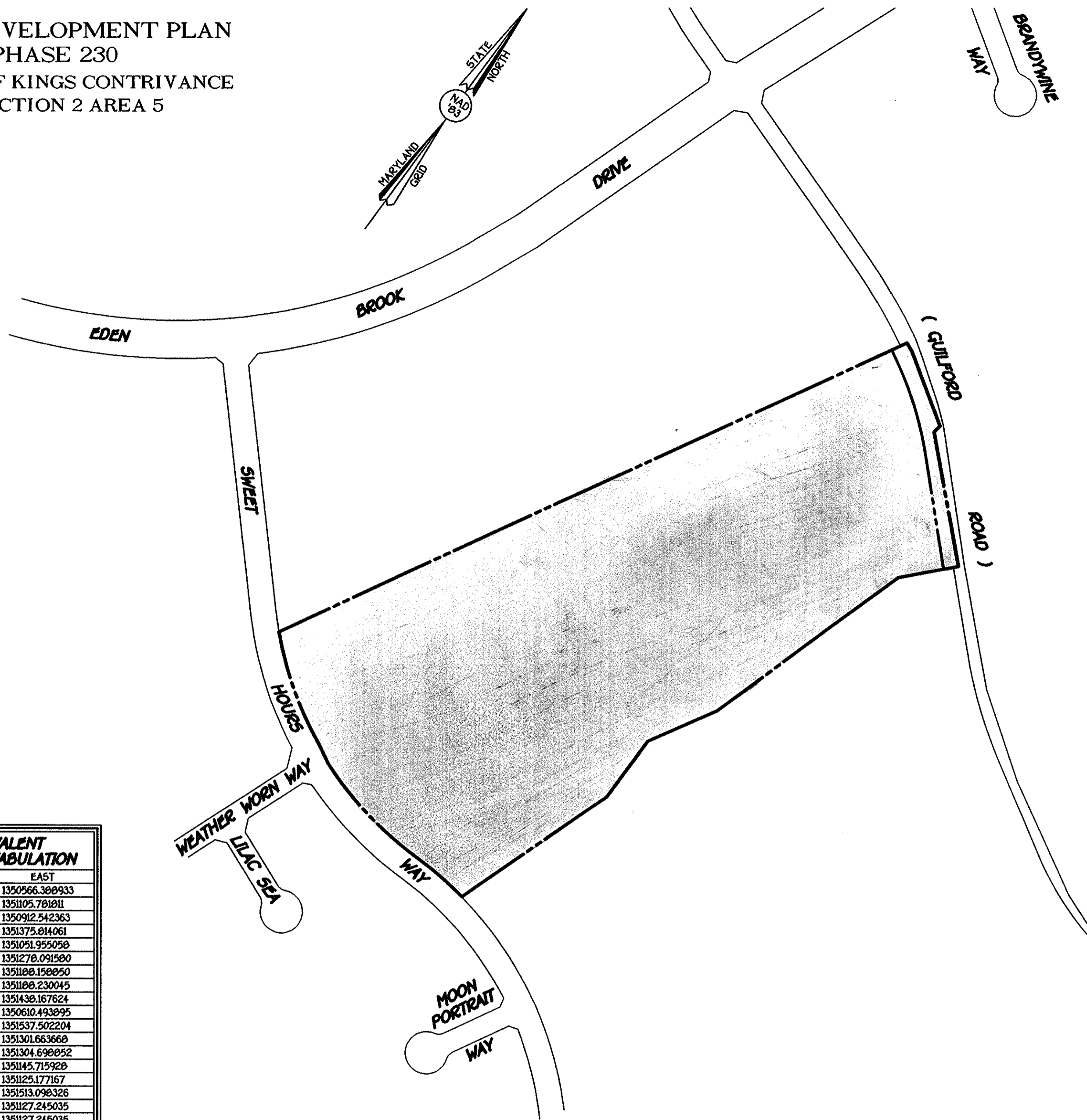


FINAL DEVELOPMENT PLAN
 PHASE 230
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 5



VICINITY MAP
 SCALE: 1"=600'

**U.S. EQUIVALENT
 COORDINATE TABULATION**

POINT	NORTH	EAST
2	546225.055077	1350566.300933
44	547702.940300	1351105.701011
47	546145.001142	1350912.542363
51	547163.931600	1351375.014061
54	546134.473115	1351051.955050
55	546040.732755	1351270.091500
56	546692.009363	1351100.150050
57	546527.009379	1351100.230045
61	547355.077013	1351430.167624
67	546201.906300	1350610.493095
70	547461.205340	1351537.502204
79	547005.390176	1351301.663660
80	547705.150526	1351304.690052
81	547000.770421	1351145.715920
83	547017.940650	1351125.177167
96	547435.329160	1351513.090326
114	547771.206054	1351127.245035
115	547771.206054	1351127.245035
311	547630.411150	1351316.605310

RECORDED - PLAT NO. 3054-A-1743
 ON 10/21/98 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH
 THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 10, 1993

TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10692

July 13, 1998
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1960
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 910 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

12/17/98 DATE
 H.C.P.B. EXECUTIVE SECRETARY

12/17/98 DATE
 H.C.P.B. CHAIRMAN

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLECCOTT CITY, MARYLAND 21042
 (410) 461-2255

61222 HRD PLAT1.dwg

VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 5

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

FINAL DEVELOPMENT PLAN PHASE 230
 6th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 200' JULY 13, 1998 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

Phase 230

The Area included within this Final Development Plan Phase 230 is Applicable To Section 2, Area 5 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 Department 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 Department of Planning and Zoning.

2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL A PARK 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(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, oriels, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, 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; and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where any land 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 trellises
 - shrubbery excavations or fill
 - trees fencing under 6' in height
 - ornamental landscaping 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 Department 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:

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 125-C-3-d(2):

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to a public school, 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 Dept. of Planning and Zoning. If Lot 1 is used for a public school, in computing the amount of land devoted to the open space land use under the requirements of Section 125 A.B of the Howard County Zoning Regulations, only areas not including parking and driveways shall be evaluated as open space land use in computing the minimum area as required by Section 125A.B

8 HEIGHT LIMITATIONS - Section 125-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 125-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 125-A-8 of the Howard County Zoning Regulations.

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

10A GENERALLY:

1. Setbacks shall conform to the requirements of Section 6 above.
2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11 MINIMUM LOT SIZES - Section 125-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 125-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.

13 RIGHT-OF-WAY AREAS

All of the land shown hereon as Single Family Medium Density shall be used as the right-of-way for a portion of Old Guilford Road and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County zoning Regulations, which land shall be classified as Single Family Medium Density use, as indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE	
LAND USE	ACRES
SINGLE FAMILY-MEDIUM DENSITY ROADWAY	0.443 Ac.
OPEN SPACE-CREDITED	21.996 Ac.
TOTAL	22.439 Ac.

RECORDED - PLAT NO. 3054-A-1744
 ON 12/21/98 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE

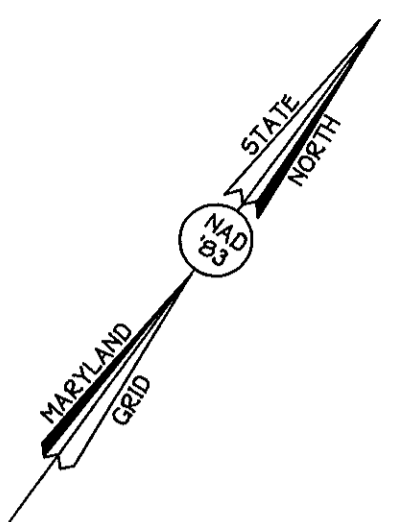
SECTION 2 AREA 5

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

FINAL DEVELOPMENT PLAN PHASE 230
 6th ELECTION DISTRICT HOWARD COUNTY, MD
 JULY 13, 1998 SHEET 2 OF 3

CURVE DATA TABULATION					
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING AND DISTANCE
54-47	867.09'	140.02'	70.16'	09°15'09"	N 05°21'17" W 139.87'
47-67	842.62'	308.94'	156.23'	21°00'26"	N 79°28'38" W 307.22'
2-311	837.62'	285.45'	144.12'	19°31'32"	N 55°52'05" W 284.07'
115-114	832.81'	236.81'	119.21'	16°17'32"	N 53°21'09" W 236.01'



VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 4
PLAT No. 6278

ZONING: NT

ZONING: R-5C

ZONING: R-12

ZONING: R-5C

ZONING: NT

ZONING: NT

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 4
PLAT No. 6278

ZONING: NT

LOT 1
OPEN SPACE-CREDITED
21.996 Ac.±

VILLAGE OF KINGS CONTRIVANCE
OPEN SPACE
LOT NO. 1
P.B. 30 F.25

RECORDED - PLAT NO. 3054-A-1745
ON 12/21/98 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 5

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

FINAL DEVELOPMENT PLAN PHASE 230
6th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1" = 100' JULY 13, 1998 SHEET 3 OF 3

LEGEND
--- DENOTES ZONING LINE

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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(410) 481 - 2225