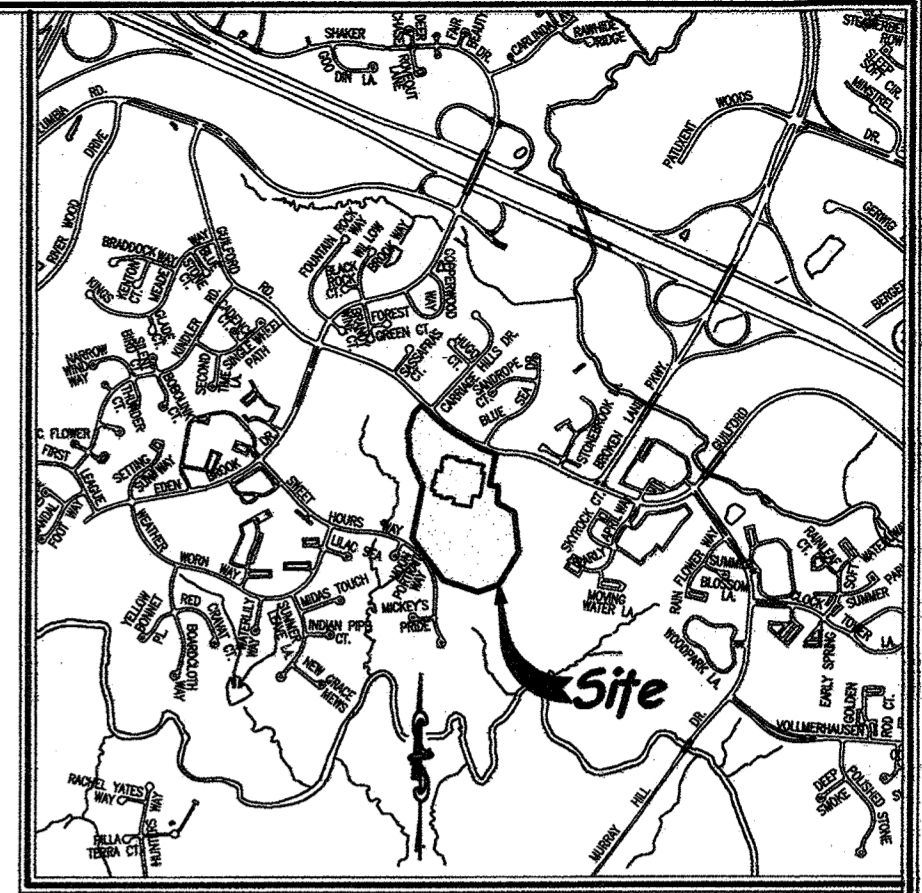
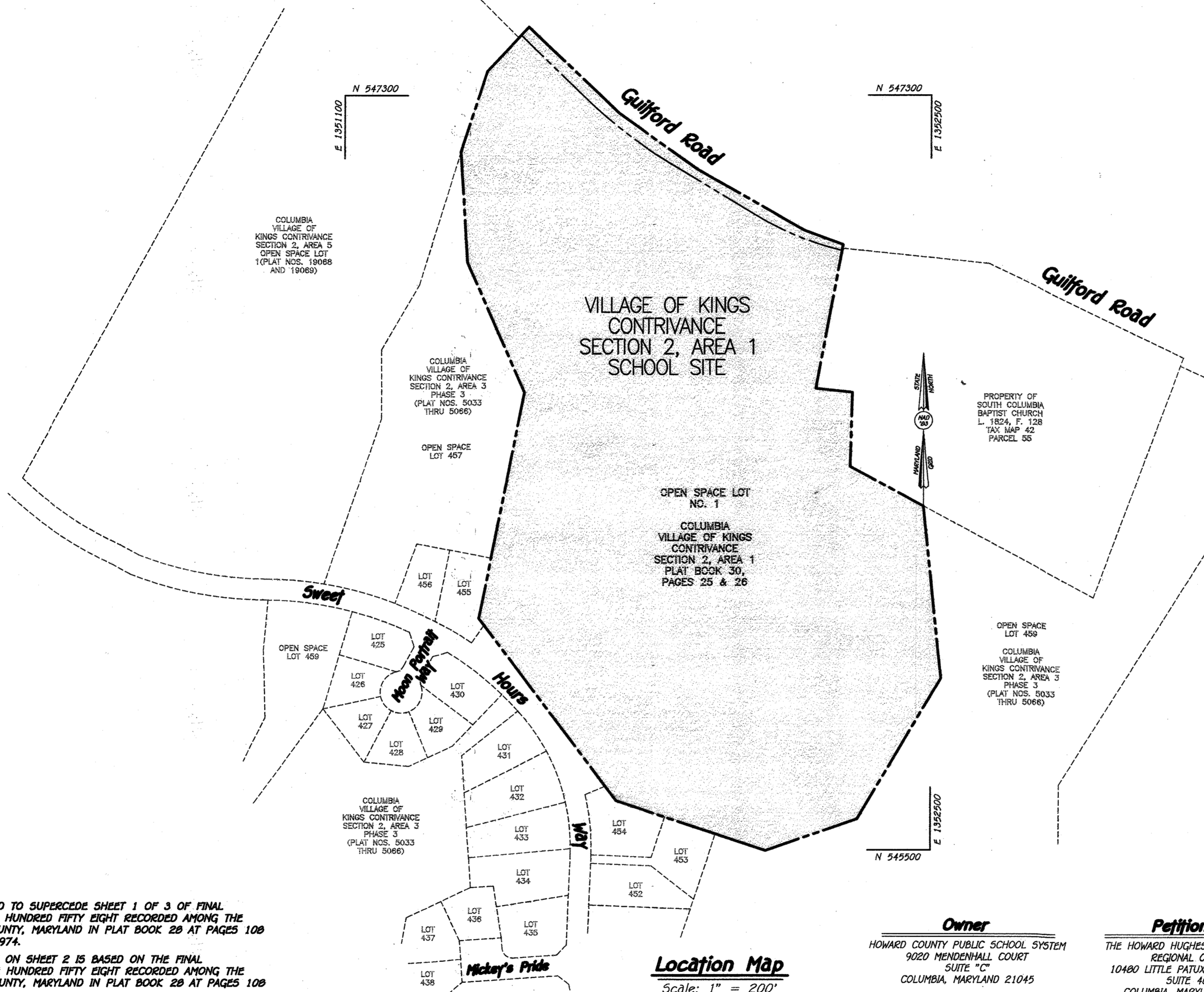


# VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 1 FINAL DEVELOPMENT PLANS



**Vicinity Map**  
Scale: 1" = 2,000'



**Summary Of Amendments**

**PHASE 158-A:** AMEND SHEETS 1, 2 AND 3. PURPOSE IS TO CHANGE 3.3148 ACRES OF NON-CREDITED OPEN SPACE TO 5.6656 ACRES OF NON-CREDITED OPEN SPACE OF WHICH 0.5156 ACRES IS FOR DEDICATION TO HOWARD COUNTY, MARYLAND FOR ROAD PURPOSES AND 29.8300 ACRES OF CREDITED OPEN SPACE TO 27.4792 ACRES OF CREDITED OPEN SPACE.

AMEND SHEET 3. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 2.

**NOTE:**  
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 3 OF FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FIFTY EIGHT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28 AT PAGES 108 THRU 110 ON NOVEMBER 20, 1974.  
THE BOUNDARY OUTLINE SHOWN ON SHEET 2 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FIFTY EIGHT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28 AT PAGES 108 THRU 110.

**Location Map**  
Scale: 1" = 200'

**Owner**  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
9020 MENDENHALL COURT  
SUITE "C"  
COLUMBIA, MARYLAND 21045

**Petitioner**  
THE HOWARD HUGHES CORPORATION  
REGIONAL OFFICE  
10480 LITTLE PATUXENT PARKWAY  
SUITE 400  
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER 25150  
ON 9/13/19 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND

PREPARED AS TO SHEETS 1 TO 3  
IN ACCORDANCE WITH THE ZONING REGULATIONS OF  
HOWARD COUNTY, MARYLAND  
ADOPTED OCTOBER 6, 2013  
AND FOR REVISIONS SHOWN.

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2895

**STATE OF MARYLAND**  
**TERRELL A. FISHER**  
Professional Land Surveyor  
Maryland Registration No. 10692

*[Signature]* DATE 7/25/19

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 11, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974

HOWARD COUNTY PLANNING BOARD

*[Signature]* DATE 9.5.19  
H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2, AREA 1

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 158-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: AS SHOWN SHEET 1 OF 3 JULY 25, 2019

Curve Data Tabulation					
Prof-Prof	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C-1	1130.00'	260.99'	13°14'00"	131.08'	S 52°20'00" E 260.41'
C-2	730.00'	226.00'	17°44'17"	113.91'	S 67°49'08" E 225.10'

**Owner**  
 HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
 9020 MENDENHALL COURT  
 SUITE "C"  
 COLUMBIA, MARYLAND 21045

**Petitioner**  
 THE HOWARD HUGHES CORPORATION  
 REGIONAL OFFICE  
 10480 LITTLE PATUXENT PARKWAY  
 SUITE 400  
 COLUMBIA, MARYLAND 21044

COLUMBIA VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 5 OPEN SPACE LOT 1 (PLAT NOS. 19068 AND 19069)

VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 1 SCHOOL SITE

LOT 1  
 OPEN SPACE  
 33.14480 ACRES  
 CREDITED OPEN SPACE =  
 27.4792 ACRES  
 NON-CREDITED OPEN SPACE =  
 5.1500 ACRES

OPEN SPACE LOT NO. 1  
 COLUMBIA VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 1 PLAT BOOK 30, PAGES 25 & 26

NON-CREDITED OPEN SPACE = 0.5156 ACRES

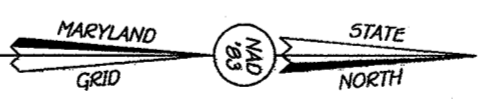
RECORDED AS PLAT NUMBER **25151**  
 ON \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 1

**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 158-A  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1"=100' SHEET 2 OF 3 JULY 25, 2019

**NOTE:**  
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FIFTY EIGHT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28 AT PAGES 108 THRU 110 ON NOVEMBER 20, 1974.



I:\201\01\0016\dwg\10016 FDP-SHEET 2.dwg, FDP-SHEET 3, 7/25/2019 11:50:19 AM, 1:1

AMENDED FINAL DEVELOPMENT PLAN CRITERIA - PHASE 150-A  
VILLAGE OF KINGS CONTRIVANCE, SECTION 2, AREA 1

1. PUBLIC STREETS AND ROADS - SECTION 125.0.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 125.0.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 to Old Maryland Route 32 (Guilford Road) will be permitted only at points of access approved by the Howard County Department of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125.0.C.3.b:  
"To be shown on subdivision plats if required by the Howard County Department Of Planning and Zoning."
4. DRAINAGE FACILITIES - SECTION 125.0.C.3.b:  
"To be shown on subdivision plats if required by the Howard County Department Of Planning and Zoning."
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USES - SECTION 125.0.C.3.c:  
"To be shown on the Final Development Plan if required by the Howard County Planning Board."
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125.0.C.3.d(1):

The term "structure", as used in this Final Development Plan phase, shall include but not be limited to cornices, eaves, roof or building overhangs, chimneys, trellises, porches, bay windows, 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, 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 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", as used in this Amended Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, retaining walls under 3' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences or walls constructed on Lot 1 within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 125.0.C.3.d(2):

OPEN SPACE LAND USE AREAS

Lot 1 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 Department of Planning and Zoning.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 1 (erroneously shown as Lot 2 on FDP Phase 150) shall be used for a public school. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125.0.A.0 of the Howard County Zoning regulations, only 90% of the area of Lot 1 (erroneously shown as Lot 2 on FDP Phase 150) shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125.0.A.0.

8. HEIGHT LIMITATIONS - SECTION 125.0.C.3.d(3):

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 125.0.C.3.d(3):

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Amended 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 125.0.A.0 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - SECTION 125.0.C.3.d(3):

GENERALLY:

- (a) Setbacks shall conform to the requirements of Section 6 above.
- (b) No other setback restrictions are imposed upon land within this Amended Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 125.0.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 125.0.C.3.d(3):

OPEN SPACE LAND USE

No more than 10 percent of the land within this Amended Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, 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 IN ACRES	
Land Use	Acres
Open Space	33.1440
Credited Lot 1	27.4792
Non-Credited Lot 1	5.1500
Non-Credited To Be Dedicated To Howard County, Maryland For Road Purposes	0.5156
Total	33.1440

RECORDED AS PLAT NUMBER 25152  
ON 9/13/19 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2, AREA 1

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 150-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: NONE SHEET 3 OF 3 JULY 25, 2019

**Owner**

HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
9020 MENDENHALL COURT  
SUITE "C"  
COLUMBIA, MARYLAND 21045

**Petitioner**

THE HOWARD HUGHES CORPORATION  
REGIONAL OFFICE  
10480 LITTLE PATUXENT PARKWAY  
SUITE 400  
COLUMBIA, MARYLAND 21044

**NOTE:**

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 3 OF FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FIFTY EIGHT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 AT PAGES 108 THRU 110 ON NOVEMBER 20, 1974.