

RECORDED: PLAT BOOK 28 FOLIO 108
ON 11/20/74 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 1

PETITIONER AND OWNER
BOARD OF EDUCATION OF
HOWARD, COUNTY

HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 406/506

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Asst. Eng.
6928(MD.)
LAND SURVEYORS SIGNATURE
ASSOCIATED ENGINEERS, INC., SILVER SPRING, MD.



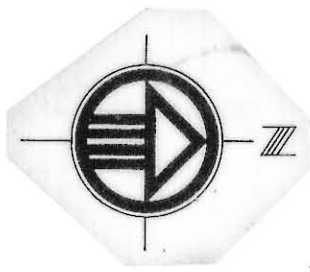
BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
B.C.C. CASE 507 RESOLUTION APPR'D. NOVEMBER 4, 1968
B.C.C. CASE 606 RESOLUTION APPR'D. NOVEMBER 22, 1972
B.C.C. CASE 644 RESOLUTION APPR'D JANUARY 7, 1974

HOWARD COUNTY PLANNING BOARD

Thomas J. Harris 11-13-74 *William P. Bunde* 11/13/74
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 158
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=200' JULY 25, 1974 SHEET 1 OF 3



HOWARD RESEARCH DEVELOPMENT CORP.
LIBER 406/506

RESERVED FOR
SCHOOL SITE
TOTAL AREA 33.14480 ACRES
CREDITED OPEN SPACE = 29.8300 ACRES
NON-CREDITED OPEN SPACE = 3.3148 ACRES

ELBERT C.
REITZEL et. al.
LIBER 383
FOLIO 241

TO BE DEDICATED TO
HOWARD CO. MD.
FOR ROAD PURPOSES
0.5156 AC.
(NON-CREDITED OPEN SPACE)

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FINAL DEVELOPMENT PLAN PHASE 158
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' JULY 25, 1974 SHEET 2 OF 3

CURVE TABLE						
NO.	DELTA	RAD.	ARC	TAN.	CH'D.	CH'D. BRG.
1	13° 14' 00"	1130.00'	260.99'	131.08'	260.41'	S 52° 20' 00" E
2	17° 44' 17"	730.00'	226.00'	113.91'	225.10'	S 67° 49' 08" E

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan phase is applicable to Section 2, Of The Village of Kings Contrivance.

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A(2):
2A. To be shown on subdivision plats, if required by the Howard County Office 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 Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
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 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings.

All setback 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 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	excavations or fill
shrubbery	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	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' in height if solid or closed nor 5' 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 feet of the right-of-way of any public street, road, or highway; or within twenty-five 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.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Open Space Credited	29.8300
Non - Credited	3.3148
TOTAL	33.1448

7. PERMITTED USES - Section 17.031 D:
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 Office of Planning and Zoning.
SCHOOL SITES OPEN SPACE LAND USE AREAS
Lot 2 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 17.018 of the Howard County Zoning Regulations, only 90% of the area of Lot 2 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.
8. HEIGHT LIMITATIONS - Section 17.031 E:
OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Uses Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
9. PARKING REQUIREMENTS - Section 17.031 E:
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 17.018 J (1) of the Howard County Zoning Regulations.
10. SETBACK PROVISIONS - Section 17.031 E:
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 17.031 E:
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 17.031 E:
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.

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JULY 25, 1974 SHEET 3 OF 3