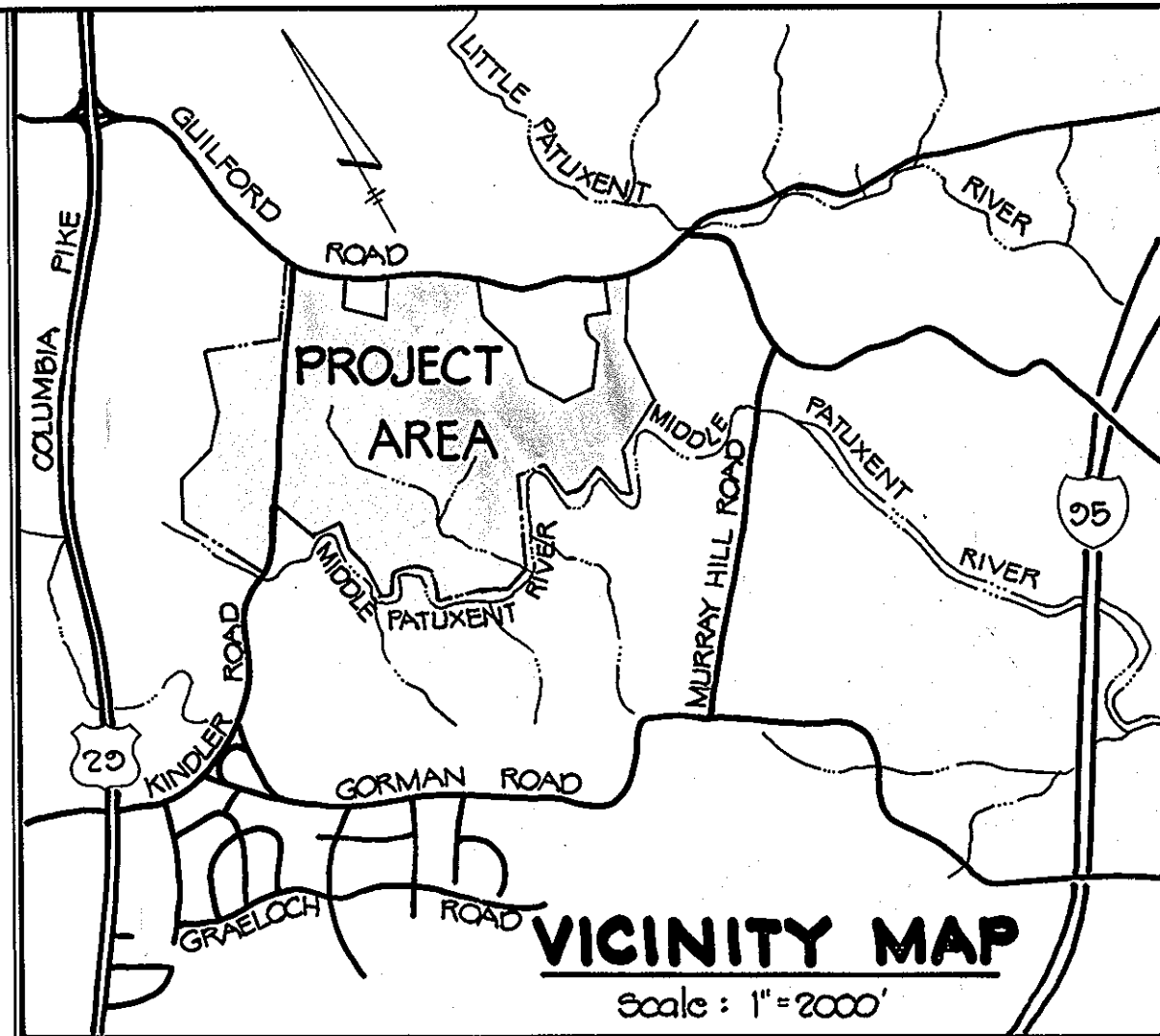


**PLAN**  
Scale: 1" = 600'



⬡ DENOTES SHEET NUMBER

RECORDED PLAT 3054A 330  
ON 4-29-81 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 3

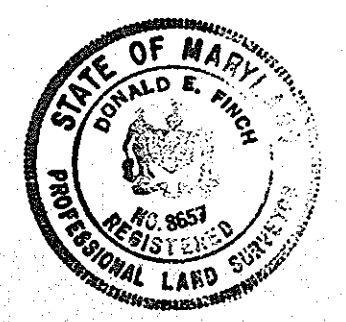
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 178, PART III  
6th ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: AS SHOWN SHEET 1 OF 10

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 3, 1977.

*Donald E. Finch*  
PROFESSIONAL LAND SURVEYOR



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 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.

HOWARD COUNTY PLANNING BOARD:  
*Harriet* 4-22-81 / *Helene E. Ruthen* 4/22/81  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
		RECORDED	

DRWN. BY:  
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 178 PART III

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 3, of the Village of Kings Contrivance, Part III.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-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 Md. Rte. 32 and to Eden Brook Drive 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 119-C-1-a(3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-b:  
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 119-C-1-d:  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

roof or building overhangs	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, extension or construction of any type, and where any land use is adjacent to a freeway or primary road, no residential structure shall be located within 100 feet of the right-of-way line thereof except, however, that structures may be constructed at any location with 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:

cornices and eaves	trellises
walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3'
ornamental landscaping	similar minor structures
chimneys	

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 feet in height if solid or closed nor 5 feet 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 foot street right-of-way nor within 30 feet of any 60 foot or greater right-of-way, nor within 7½ 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 set-back areas provided all structures and construction is 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 "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 easements as shown on the Final Subdivision Plat.

6B-1 APARTMENT LAND USE AREAS  
Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30 feet of the public right-of-way of any public road, street, or highway, nor within 100 feet of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building structure shall be located within 40 feet of any of the property lines of the project.
- c. A minimum of 90 feet is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40 feet between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20 feet from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30% of the lot or project area.
- g. If under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels.
- h. Section 110-C-2-d and 110-D of the Howard County Zoning Regulations shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveway and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

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 119-C-1-d:

- 7A-1 SINGLE FAMILY LOW DENSITY LAND USE AREAS  
All lots within single family low density land use areas shall be used only for single family detached low density residential uses.
- 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.
- 7B-1 APARTMENT LAND USE AREAS  
Parcels F and G shall be devoted to apartment uses provided, however, that no more than 376 dwelling units may be constructed on Parcel F and G.
- 7E-1 OPEN SPACE LAND USE AREAS  
Lots 297, 298, and 299 are 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 Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

- 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.
- 8B-1 APARTMENT LAND USES AREAS  
No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcel F provided improvements thereon are constructed in accordance with a site development plan approved by Howard County Planning Board.
- 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 119-C-1-e:

- 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 foot or greater street right-of-way, two parking (2) 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.
- 9B-1 APARTMENT LAND USE AREAS  
No less than 1½ off-street parking spaces containing a minimum area of one hundred eighty(180) square feet for each parking space for each dwelling unit other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two (2) off-street parking spaces of same area shall be provided.  
  
In the event a facility qualifies under federal, state, or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.  
  
In the event the units qualified under a housing assistance program are withdrawn from such program, the owner of the apartment facility shall immediately notify the Office of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and he will be obligated to provide such additional parking spaces as are necessary to meet the above requirement of 1½ spaces per dwelling unit prior to further occupancy of the withdrawn units.
- 9E OPEN SPACE LAND USE AREAS  
No parking requirements are imposed upon any of the land within its 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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-e:

- 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 119-C-1-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 119-C-1-e:  
  
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.  
  
12B-1 APARTMENT LAND USE AREAS  
In no event shall more than 30 percent (30%) of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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.

VILLAGE OF KINGS CONTRIVANCE

SECTION 2 AREA 3

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA MARYLAND

21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 178, PART III

ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE : NONE

SHEET 2 OF 10

RECORDED PLAT 3054A-331  
ON 4-29 IS 81 AMONG THE LAND RECORDS OF  
HOWARD COUNTY MD

TABULATION OF LAND USE

LAND USE	ACRES
SINGLE FAMILY MEDIUM DENSITY	22.502
ROADWAY 5.744	
APARTMENTS	23.263
ROADWAY 1.272	
SINGLE FAMILY LOW DENSITY	20.208
ROADWAY 2.340	
OPEN SPACE	
CREDITED	80.110
NON-CREDITED	0.061
<b>TOTAL</b>	<b>146.150</b>

RECORDED PLAT 3054A332  
 ON \_\_\_\_\_ IS AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD

VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 3

PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA MARYLAND  
 21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 178, PART III  
 ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: NONE SHEET 3 OF 10



NO.	NORTH	EAST	NO.	NORTH	EAST
386	483314.46	838228.59	3304		
387	483089.58	838147.47	3311	484069.75	837955.06
388	482817.79	838049.43	3314	483911.74	838152.66
389	482690.91	837884.94	3317	483827.43	838258.09
390	483399.02	837687.94	3319	483740.68	838247.48
391	483525.25	837500.48	3320	483604.36	838138.48
1544	484694.31	837718.72	3331	484150.25	837996.61
1610	484773.89	837761.46	3335	484147.04	838146.57
1611	484747.90	837718.46	3336	484146.61	838166.57
2765	484402.20	837699.12	3338	484257.01	838148.93
2767	484672.33	837642.48	3339	484260.76	838169.01
2772	484191.98	837698.13	3344	484143.29	838321.53
2788	484071.70	837601.96	3345	484182.42	838362.38
2791	483910.00	837404.00	3358	484487.64	838368.92
2794	483683.12	837492.25	3376	484616.00	838425.00
3286	484004.88	837717.54	3378	484648.05	838300.47
3287	483989.26	837705.05	3380	484862.59	838466.14
3289	484087.32	837614.45	3389	484586.30	838420.05
3301	483736.83	838050.63	3390	484621.49	838283.31
3302	483572.22	838024.66	3392	484175.25	837997.15
3303	483744.61	838079.60	3393	484203.59	837896.61
3279	484206.01	837845.16	3276	484252.21	837626.42

VILLAGE OF KINGS CONTRIVANCE  
 THE HOWARD RESEARCH & DEVELOPMENT  
 CORPORATION  
 LOT 293  
 OPEN SPACE  
 NEW TOWN  
 PLAT 3054 A-278

LOT 296  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2, AREA 3  
 OPEN SPACE  
 NEW TOWN  
 PLAT 3054 A-279

THE HOWARD RESEARCH  
 AND DEVELOPMENT CORPORATION  
 400/709

LOT 297  
 OPEN SPACE  
 (FOR TOTAL ACREAGE  
 SEE SHEET No. 10)

RECORDED PLAT 3054 A-333  
 ON 4-29-81 IN THE LAND RECORDS  
 HOWARD COUNTY, MD

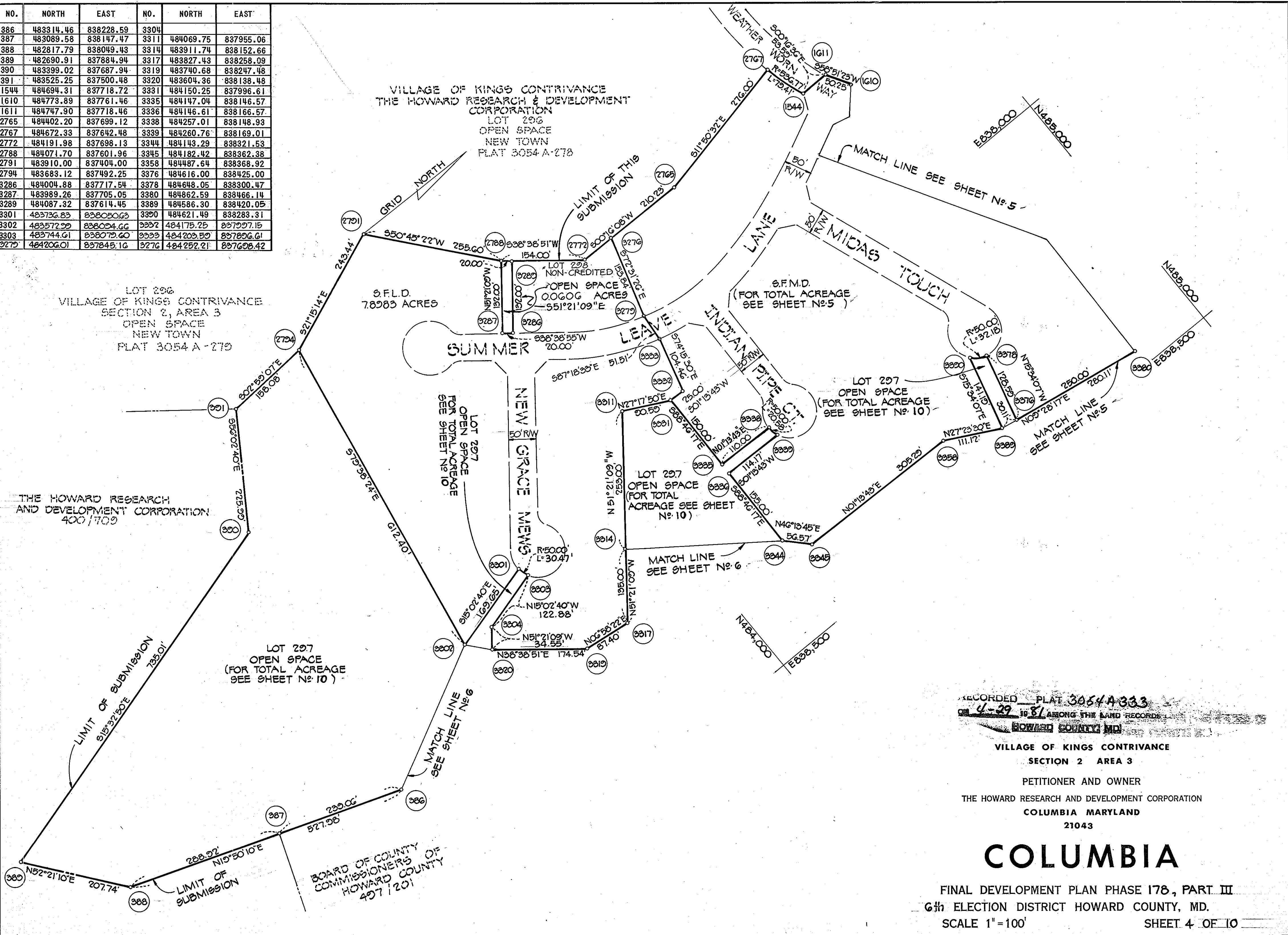
VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 3  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA MARYLAND  
 21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 178, PART III  
 6th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100' SHEET 4 OF 10

DRWN. BY:  
 CHKD. BY:

HERCULENE 74430

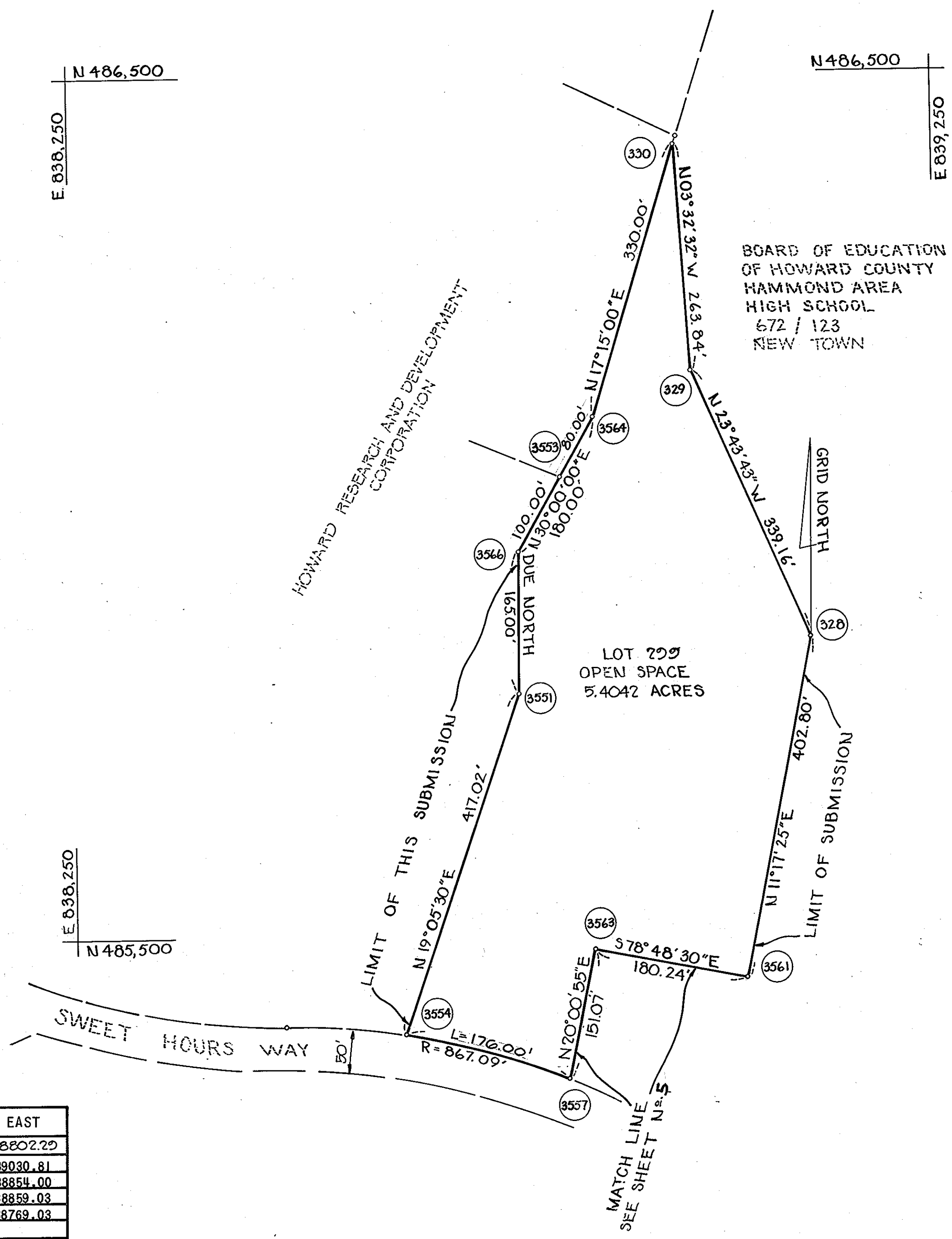












RECORDED PLAT 30544337  
ON 4-29-81 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE  
SECTION 2 AREA 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

# COLUMBIA

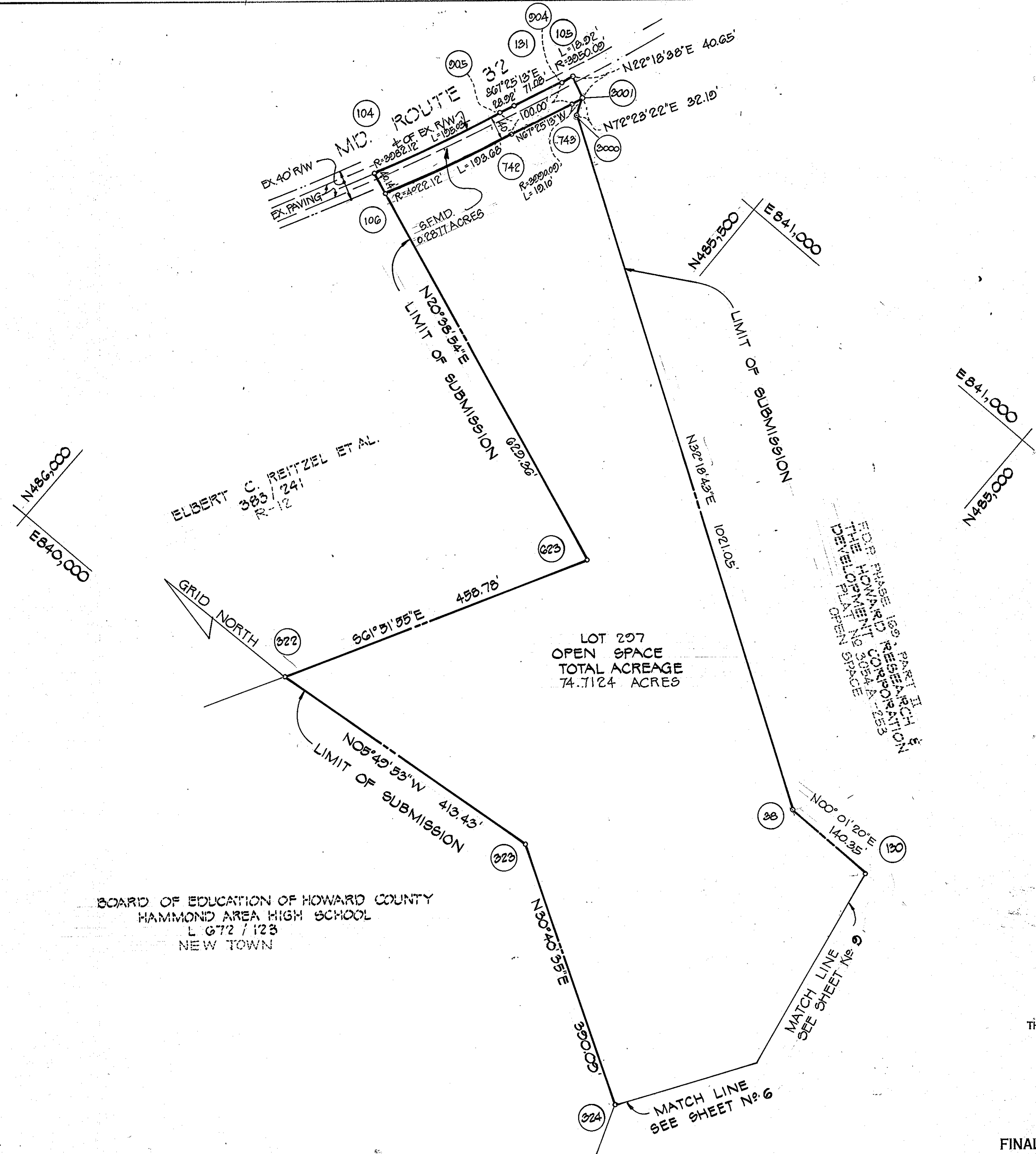
FINAL DEVELOPMENT PLAN PHASE 178, PART III  
6th ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
SHEET 8 OF 10

NO.	NORTH	EAST	NO.	NORTH	EAST
328	384842.02	839109.67	3557	485340.05	838802.29
329	486152.51	838973.19	3561	485447.02	839030.81
330	486415.85	838956.89	3563	485482.00	838854.00
3551	485779.80	838769.03	3564	486100.69	838859.03
3554	485385.72	838632.63	3566	485944.80	838769.03
3553	486031.41	838819.03			





NO.	NORTH	EAST
130	484762.51	840386.23
104	485045.03	840600.18
131	485854.66	840825.06
105	485820.15	840978.17
322	485572.43	840063.68
323	485161.14	840105.68
324	484825.64	839906.66
623	485356.09	840468.25
204	485827.37	840060.60
205	485865.76	840868.26
2001	485782.54	840962.74
2000	485772.80	840932.06
38	484909.86	840386.23
743	485700.43	840045.33
742	485828.83	840852.00
106	485007.47	840676.03



RECORDED PLAT 3054A339  
 ON 4-29-87 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 3  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA MARYLAND  
 21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 178, PART III  
 6th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100'  
 SHEET 10 OF 10