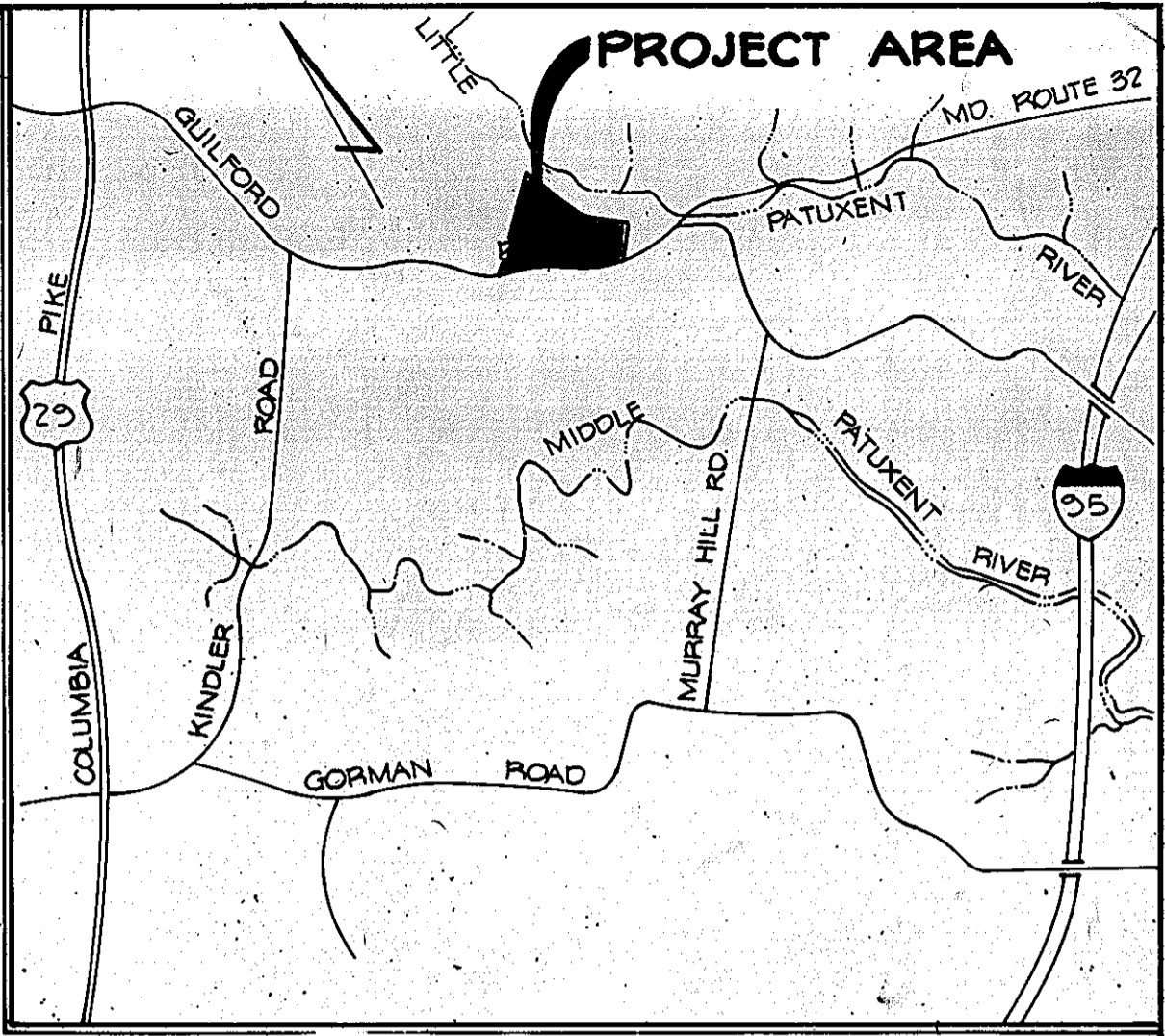


SHEET 3



VICINITY MAP
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

- PHASE 178-A PART I
- 1. REVISED BOUNDARY OF PLAT FROM EDGE OF NEAR RIGHT OF WAY TO CENTERLINE OF MD. ROUTE 32
- 2. REVISED BOUNDARY OF PLAT AT MULTI-FAMILY PARCEL 'A' AND LOT 1 AND LOT 2 OPEN SPACE AREAS.

PHASE 178-A-1
MODIFIES PARKING AREAS IN CONFIRMATION WITH RECENTLY ADOPTED ZONING REGULATION CHANGES.

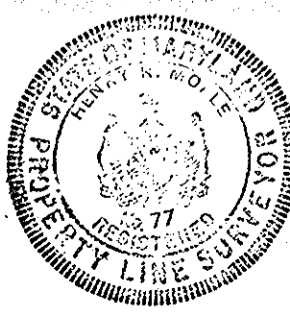
RECORDED PLAT 3054A-359
ON 8-3 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PETITIONER AND OWNER
95-32 CORP.
COLUMBIA MARYLAND

NOTE:
THIS AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES PHASE 178-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-285.

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

A. Richard Neal
PROPERTY LINE 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
Ronald J. Harris 7/27/81
Helen Ruthen 7/29/81
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
178-A	9-16-80	3054A-285	THRU 287
178	12-18-79	3054A-244	THRU 246
RECORDED			

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 178-A PART I
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 178-A-1

Part I

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

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 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 trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
chimneys	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 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 street right-of-way, nor within 7 1/2 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 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 easements as shown on the Final Subdivision Plat.

NOTE:
THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN WHICH SUPERSEDES PHASE 178-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A 286

6B-2 ATTACHED LAND USE AREAS:
No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road or highway, nor within 100 feet of the right-of-way line for a freeway or a primary road. 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. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party will side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project 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-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-2 ATTACHED LAND USE AREAS
Parcel A shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten (10) dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups have no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 119-A-5-b of the Howard County Zoning Regulations.

Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion, of such lots may be under one or several ownerships and may be operated as rental units. No more than 96 dwelling units may be constructed on Parcel A.

7E-1 OPEN SPACE LAND USE AREAS
Lots 1 and 2 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-2 ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the 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 and 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.

9B-2 ATTACHED LAND USE AREAS
No less than two (2) off-street parking spaces, each containing a minimum area of one hundred and eighty (180) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled portion of the right-of-way shall be owned maintained by the County and the remaining section of the right-of-way will be owned by the County, but privately maintained. The travelled portion shall be 29 feet back of curb to back of curb, and the right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

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 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.

10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by 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-2 ATTACHED LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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
S.F.M.D.		14.8994
Roadway	2.5162	
Multi-Family		9.8215
Open Space		7.0345
Credited		
Total		31.7554

VILLAGE OF KINGS CONTRIVANCE

SECTION 2 AREA 3

PETITIONER AND OWNER

95-32 CORP.

COLUMBIA MARYLAND

COLUMBIA

AMENDED

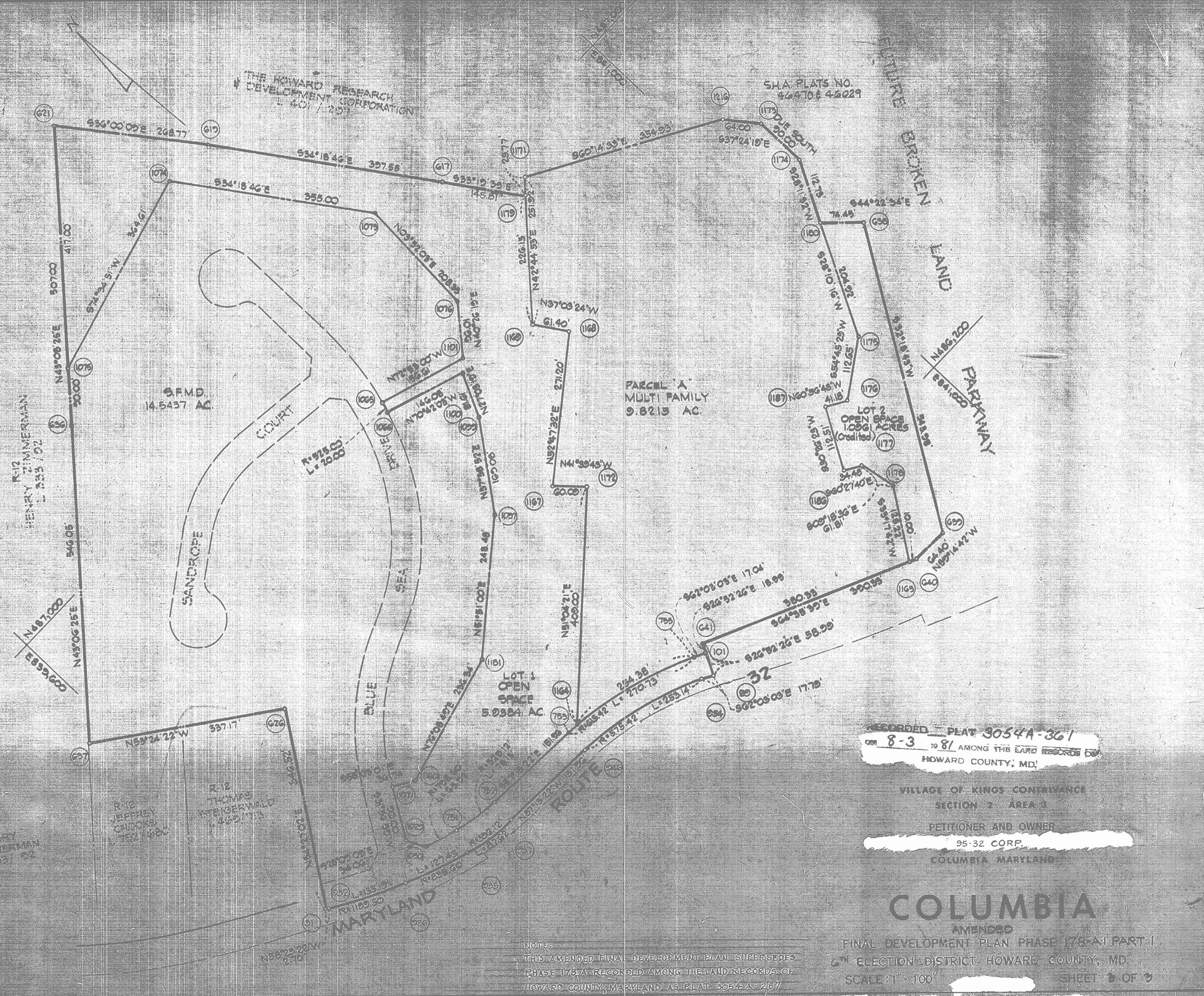
FINAL DEVELOPMENT PLAN PHASE 178-A PART I

6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

RECORDED PLAT 3054A-360
ON 8-3 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COORDINATES		
NO.	NORTH	EAST
31	486320.37	840628.14
101	486149.06	840382.48
617	487029.90	840599.20
619	487358.29	840431.27
621	487575.73	840273.28
626	486606.11	839824.16
636	487205.78	839926.60
637	486807.41	839553.45
638	486457.43	841098.81
639	485997.69	840808.04
640	485998.53	840743.64
641	486168.99	840391.06
751	486248.32	839879.78
752	486238.39	839956.66
753	486228.12	840108.45
755	486157.04	840367.42
1029	486299.49	839801.30
1030	486269.46	839817.37
1065	486690.32	840313.75
1066	486821.32	840307.50
1071	486375.85	839848.93
1073	487075.17	840539.75
1074	487365.39	840339.63
1075	487271.45	839988.14
1076	486867.30	840526.70
1097	486566.49	840304.97
1099	486700.36	840408.25
1100	486773.04	840445.37
1101	486794.23	840463.42
922	486318.96	839630.44
926	486251.04	839749.43
935	486204.03	839868.34
937	486185.44	839954.78
946	486188.12	840106.53
954	486121.71	840348.68
959	486113.37	840364.39
1160	486356.41	839880.10
1163	486002.82	840734.61
1164	486227.12	840124.77
1167	486329.00	840403.00
1168	486693.00	840619.00
1169	486742.00	840382.00
1171	486927.00	840783.00
1172	486484.11	840442.94
1176	486265.00	840858.00
1177	486171.00	840795.00
1173	486700.00	841100.00
1174	486610.00	841100.00
1175	486330.00	840950.00
1176	486315.00	840820.00
1177	486230.00	840720.00
1178	486110.00	840805.00
1179	486008.07	840735.50
1180	486510.64	841046.74
1181	486413.00	841095.57
1186	486188.00	840765.00
1187	486285.00	840822.00
1216	486750.84	841061.12



RECORDED PLAT 3054A-361
 ON 8-3 1981 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 PETITIONER AND OWNER
 95-32 CORP.
 COLUMBIA, MARYLAND

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 178-A1 PART 1
 6TH ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 100' SHEET 3 OF 3

NOTES:
 THIS AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES
 PHASE 178-A RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND AS PLAT 3054A-287

DRAWN BY
 CHECK BY