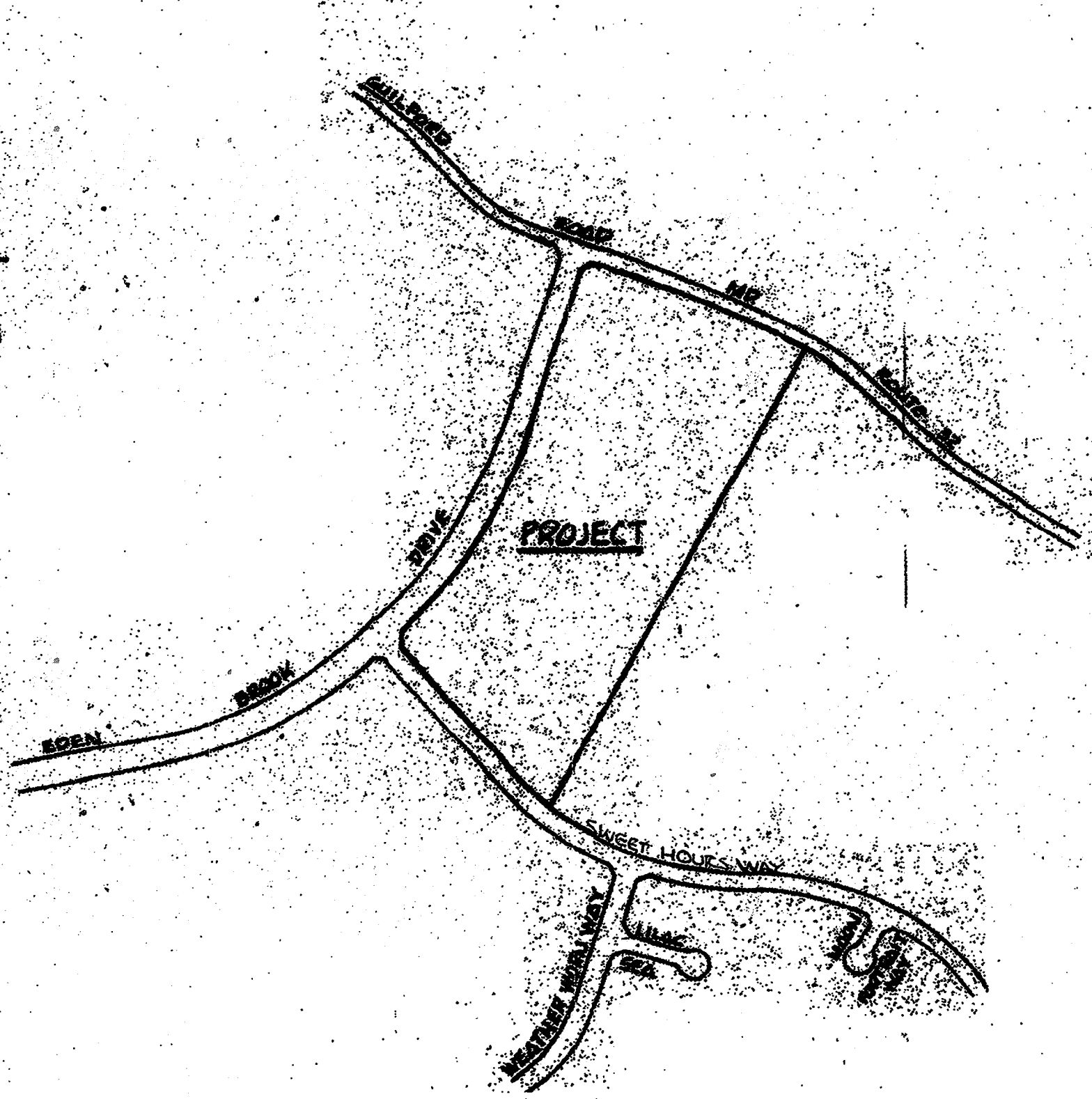


VICINITY MAP
SCALE: 1" = 1200'



LOCATION PLAN
SCALE: 1" = 400'

SUMMARY OF AMENDMENTS

PHASE 178-A-III PART IV: AMENDS SPECIAL SUE-CRUSA SOCIAL STATUTE SECTION D - PETBACKS - CHANGES 50 FT. MINIMUM PETBACK FROM PUBLIC ROAD TO 22 FT.

PHASE 178-A-IV PART II: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO ADD THE OPERATIONS OF A MULTI-TENANT CHILDREN'S CENTER AND TREATMENT OR CARE FACILITY, AND/OR GROUP DAY FACILITY, DAYCARE FOR ELDERLY AND/OR HANDICAPPED PERSONS AND WORKING WOMEN-ON-SCHOOL-LEAVE TO THE PROJECT. CHANGE LOT 1 TO PARCELS F, F, IN SECTIONS 2, 3 AND 4 OF THE 1/4 SECTION 28 CONFORM WITH THE SUBDIVISION PLANS. CHANGE THE NUMBER OF PARCELS TO 22 FROM 20. CORRECT ACREAGE IN THE SUBDIVISION PLANS TO CORRECT ACREAGE OF FORMER LOT 1 TO A TOTAL OF 6.73 AC. IN THE SUBDIVISION PLANS AND CORRECT THEREAFTER ACCORDING TO THE SUBDIVISION PLANS.

PHASE 178-A-III PART IV: AMENDS SHEETS 3 AND 4 OF 4. PURPOSE IS TO CHANGE 1.079 AC OF CREDITED OPEN SPACE TO NON-CREDITED FOR A TOTAL OF 1.400 AC OF NON-CREDITED OPEN SPACE AND TO CHANGE THE TOTAL AREA OF CREDITED OPEN SPACE FROM 6.424 AC TO 5.345 AC.

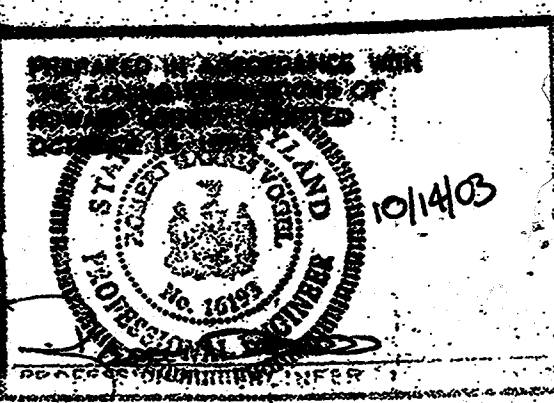
PHASE 178-A-IV PART II: AMENDS SHEETS 3 AND 4 OF 4. PURPOSE IS TO CHANGE 0.581 ACRES OF CREDITED OPEN SPACE ON PARCELS F TO NON-CREDITED.

PHASE 178-A-IV PART IV: AMENDS SHEET 2 OF 4 TO INCLUDE PRIVATE SCHOOL IN PERMITTED USES. SECTION 125-C-3-d(2). SUPERCEDES PLATS 15570-15573

Recorded as Plat 77, 16296 on 11/4/83 among the hand records of Howard County, MD.

**VILLAGE OF KING'S CONTRIVANCE
SECTION 2 AREA 4
VILLAGE CENTER
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
20444**

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 PHASE 178-A-III PART IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPT. 16, 2002 AS PLAT # 3054A-15570



BOARD OF COUNTY COM. B.C.C. CASE 416 RESOLUTION APPROVED AUG. 10, 1945
AMENDED B.C.C. CASE 897 RESOLUTION APPROVED NOV. 3, 1966
AMENDED Z.B. CASE 442 RESOLUTION APPROVED NOV. 22, 1970
AMENDED Z.B. CASE 444 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 452 RESOLUTION APPROVED DEC. 20, 1970
AMENDED Z.B. CASE 617 RESOLUTION APPROVED SEPT. 6, 1980
AMENDED Z.B. CASE 216 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 239 RESOLUTION APPROVED NOVEMBER 15, 1992
AMENDED Z.B. CASE 323 RESOLUTION APPROVED OCTOBER 28, 1993
HOWARD COUNTY PLANNING BOARD
Frank ...
PLANNING BOARD SECRETARY DATE: HO. CO. PLANNING BOARD CHAIRMAN DATE:

178A-IV Part IV	10-13-03	
178A-III Part IV	9-16-02	Plat # 15570-15573
178A-I Part II	6-14-97	3054A-1656 and 1661
178A-I Part II	2-27-95	3054A-1469 and 1472
178A PART II	4-2-84	3054A-7786 and 7789
178 PART II	3-16-85	3054A-733 and 734

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 178-A-IV Part IV
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 400' SHEET 1 OF 4

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 178A-1 PART IV

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 4 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 Dept. 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 Dept. of Planning and Zoning.
2B Vehicular ingress and egress to Guilford Road (Old Route 52) and to Eden Brook Drive will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
- 3. Major Utility Rights-of-Way - Section 125 C-3-b.
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
- 4. Drainage Facilities - Section 125 C-3-b.
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
- 5. Recreational, School, Park and other Community Uses - Section 125 C-3-a.
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:

roof or building overhangs	porches
bay windows	privacy walls or screens
all part 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 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 area 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
shrubbery	fencing under 6' in height
trees	retaining walls under 5' in height
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 area 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 4' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

- Permitted Uses - Section 125 C-3-d(1)
- 7C-2 Employment Center Land Use - Village Center - Commercial Parcels are to be used for commercial purposes. All uses permitted in Commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:
- Animal hospital, completely enclosed.
 - Antique shops, art galleries, craft shops
 - Bakeries
 - Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar institutions
 - Blueprinting, printing, duplicating and engraving services
 - Boating alleys, tennis courts or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
 - Building cleaning, painting, roofing, exterminating and similar establishments
 - Carnivals and fairs sponsored by charitable, social, civic or educational organizations for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all materials and equipment shall be completely removed from the site within five (5) days of the closing of the carnival or fair.
 - Clothing and apparel stores with goods for sale or rent
 - Commercial garden center
 - Day Care Center
 - Department stores, furniture stores, appliance stores
 - Drug and cosmetic stores
 - Farm produce stands
 - Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
 - Furniture and appliance repair
 - Gasoline service station, full service, on parcel B
 - Government buildings, facilities and uses, including public schools and colleges
 - Home improvement stores for retail sales, including, but not limited to: floor coverings, glass, garden supplies, hardware, wallpaper, paint and building materials and supplies.
 - Laundry and dry-cleaning establishments
 - Liquor stores
 - Motor vehicle maintenance and repair and sales of parts
 - Movie theaters, legitimate theaters, dinner theaters
 - Museums and libraries
 - Non-profit clubs, lodges, community halls
 - Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities
 - Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, shoe repair
 - Private colleges and universities, trade schools, art schools and community operated schools
 - Professional and business offices
 - Retail food stores and supermarkets
 - Service agencies, such as real estate agencies, insurance agencies, security services, messenger service, computer services, travel agencies
 - Specialty stores selling or renting goods including, but not limited to: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, office supplies, works of art
 - Taxicab business and dispatch

- 7D Taxidermist
 - 7E Sale of Christmas trees
 - 7F Accessory uses - any use normally and customarily incidental to any of the above permitted uses.
- 7E-1 Village Center Open Space Land Use Areas:
Permitted to be used for all open space land uses, including, but not limited to, all of the following:
- Operation of a public or private swimming pool.
 - Operation of a community library facility.
 - Operation of a community hall, including leasing of same for public or private uses.
 - Operation of a teen center building, including sales on the premises of food and beverages.
 - Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
 - Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.
- 7C-2 Village Center - Commercial:
No height limitation is imposed upon structures constructed within Village Center provided improvements thereon are constructed 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.
 - 9C-1 Commercial Land Use Areas - Village Center 125 C-3-d(2):
In all commercial land use areas, the following parking requirements shall apply:
 - Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
 - Three (3) parking spaces shall be provided for each 1,000 square feet of net leasable office space.
 - Perpendicular parking bays may be established at or below grade, or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
 - 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 therefor 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-6 of the Howard County Zoning Regulations.
 - 10 Setback Provisions - Section 125 C-3-d(3):
 - 10A Generally:
 - Setbacks shall conform to the requirements of Section 6 above.
 - No other setback restrictions are imposed upon land within this Final Development Plan Phase.

36. TE-3
Private School providing services for special education.

Recorded as Plat No. 16297 on 11/16/03 among the land Records of Howard County, MD

VILLAGE OF KING'S CONTRIVANCE
SECTION 2 AREA 4

VILLAGE CENTER
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
2044

COLUMBIA

PHASE 178A-IV PART II: AMENDS SHEET 2 OF 4 TO INCLUDE PRIVATE SCHOOL IN PERMITTED USES SECTION 125 C-3-d(2) TE-3. SUPERCEDES PLATS 15570-15573.

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON SEP. 16, 2002 AS PLAT # 3054-A-16511

AMENDED
FINAL DEVELOPMENT PLAN PHASE 178A-IV PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 2 OF 4

11. Minimum Lot Sizes - See 125-C-3-d.
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12C. Commercial Land Use Areas:
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial 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.

SPECIAL SITE CRITERIA FOR GASOLINE STATIONS:

A. PARCEL SIZE - The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

B. PARCEL FRONTAGE - A minimum frontage of one hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.

C. ACCESS - Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. SETBACKS - (1) A minimum thirty (30) feet shall be required between the public right-of-way and any building on the site.
(2) Adjacent to residential land uses the building setback line shall be one hundred (100) feet from the adjacent residential property line.
(3) Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within ten (10) feet of an adjacent residential property line.

E. BUILDINGS:

- The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
- Provision shall be made for restroom facilities for use by the public.
- Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
- Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

- Service racks and/or pits shall be located within the main building.
- Outdoor storage and/or refuse areas shall be fenced or screened from view.
- The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

- Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
- Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
- When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
- Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.

H. OFF-STREET PARKING:

- The number of off-street parking spaces to be provided is as follows:
 - Three (3) spaces per gas pump rack or working bay.
 - One (1) space per employee on duty.
 - One (1) space per accessory vehicle such as tow trucks and service vehicles.
- Where a car wash service is proposed, sufficient parking and holding lane capacity shall be provided so that public streets will not be used for queuing.

I. LIGHTING:

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION:

- The operation of the facility shall be confined to normal service station activities. Outside operations shall be limited to the dispensing of gasoline, oil, water and pressurized air; the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
- Convenience store/mini-market type operations, banking operations and the sale of liquor are explicitly prohibited.
- The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines, exclusive of passenger cars, is prohibited.
- The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
- Where a gasoline service station is adjacent to a Residential District, its hours of operation may be established by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	13.787
ROADWAY 0.600	
OPEN SPACE - CREDITED	5.345
NON-CREDITED	1.400
TOTAL	20.532

*Recorded as Plat No. 16298 on 11/4/53
Among the Land Records of Howard
County, MD*

VILLAGE OF KING'S CONTRIVANCE

SECTION 2, AREA 4

VILLAGE CENTER
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED

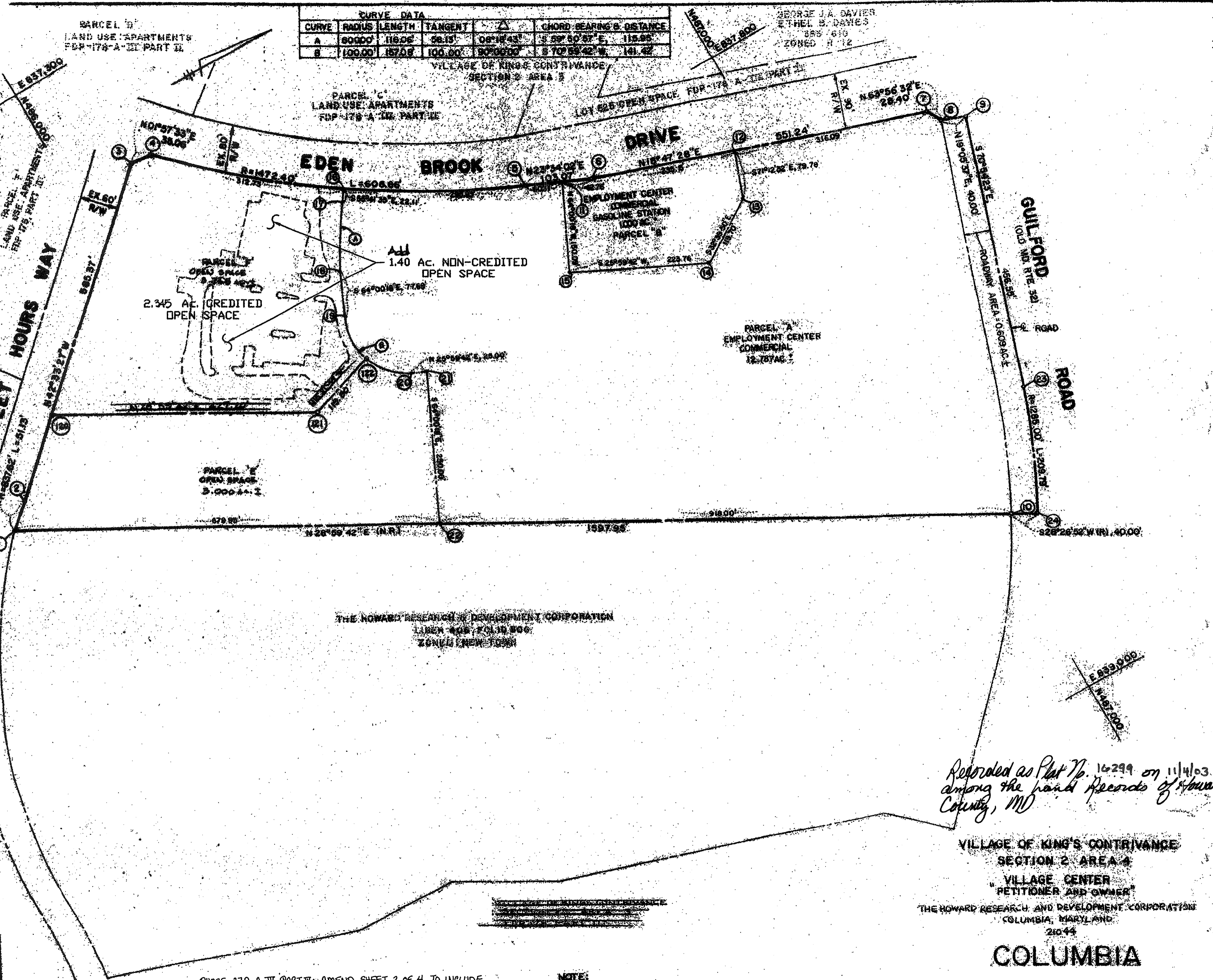
FINAL DEVELOPMENT PLAN PHASE 178-A-II Part II
6TH ELECTION DISTRICT HOWARD COUNTY, MD

PHASE 178-A-II PART II: AMENDS SHEET 2 OF 4 TO INCLUDE PRIVATE SCHOOL IN PERMITTED USES.
SECTION 125-C-3-d(2) 7E-3.
SUPERSEDES PLATS 15510-15513

NOTE:
THIS PLAN IS INTENDED TO SUPERSEDE SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 09/16/02 AS PLAT 3054-A-15512

NO.	NORTH	EAST
1	485,636.54	837,911.96
2	485,673.12	837,876.25
3	486,104.30	837,480.35
4	486,159.33	837,487.85
5	486,698.66	837,825.01
6	486,731.05	837,828.22
7	487,282.90	838,043.78
8	487,265.38	838,069.23
9	487,303.18	838,082.37
10	487,324.20	838,088.84
11	488,091.85	837,849.12
12	488,855.87	837,747.87
13	488,827.97	838,017.80
14	488,827.28	838,082.11
15	488,828.07	837,984.03
16	488,377.08	837,883.81
17	488,364.80	837,702.07
18	488,306.26	837,802.24
19	488,272.31	837,872.17
20	488,318.96	838,009.88
21	488,340.85	838,018.84
22	488,257.28	838,041.85
23	487,153.24	838,013.81
24	487,082.52	838,000.00

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE
A	800.00'	118.06'	58.15'	06°14'43" S 57°50'37" E, 115.85'
B	100.00'	157.08'	100.00'	90°00'00" S 70°59'42" E, 141.42'



No.	NORTH	EAST
120	485,772.05	837,730.18
121	486,153.58	837,885.26
122	486,247.28	837,947.51

PHASE 178-A-II PART II: AMEND SHEET 2 OF 4 TO INCLUDE PRIVATE SCHOOL IN PERMITTED USES. SECTION 12.5-C-3-d(2) 7E-3. SUPERCEDES PLATS 15510-15513.

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEET 4 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, ON 09/10/02 AS PLAT 2054A-15513.

Recorded as Plat No. 16299 on 11/4/03 among the land records of Howard County, MD

VILLAGE OF KING'S CONTRIVANCE
SECTION 2 AREA 4
VILLAGE CENTER
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 178-A-II PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 4 OF 4