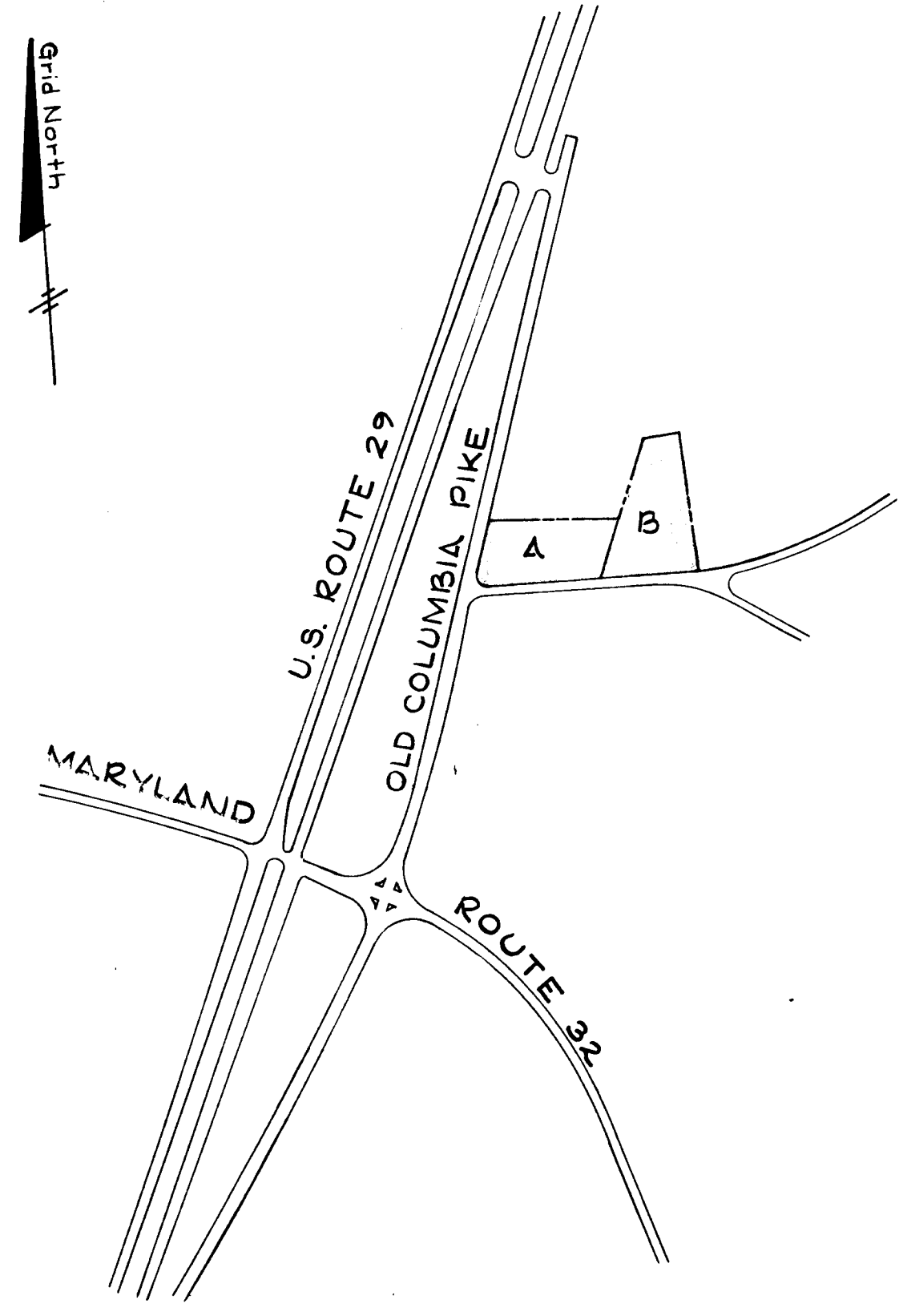


VICINITY MAP
Scale: 1"=1600'



P B 28 F 80

VILLAGE OF KINGS CONTRIVANCE
SECTION 1 AREA 2

OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORP. (PARCEL "B")
STERRETT BUILDING
COLUMBIA, MARYLAND 21044
COLUMBIA SERVICE PROPERTIES INC. (PARCEL "A")
STERRETT BUILDING
COLUMBIA, MARYLAND 21044

PETITIONER

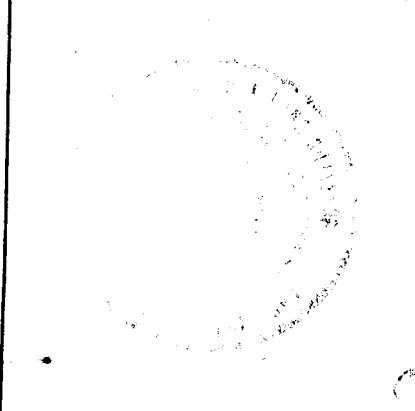
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
STERRETT BUILDING
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 157
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400'
SHEET 1 OF 3

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

[Signature]
LAND SURVEYORS SIGNATURE



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

HOWARD COUNTY PLANNING BOARD
[Signature]
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 157 is Applicable to Section 1, Area 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.

Vehicular ingress and egress to Old Columbia Pike and Donleigh Drive will be permitted 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 LOCATIONS 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 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 structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037 E (2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	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' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

6C-1 No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road or highway, a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this paragraph, 6C-1, building and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to the residential land use area.

7. PERMITTED USES - Section 17.031 D:

EMPLOYMENT CENTER LAND USE - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

Uses permitted in B-1 districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

COMMERCIAL

No height limitation is imposed upon structures constructed within this Final Development Plan Phase 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:

COMMERCIAL LAND USE AREAS

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
2. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or building constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
3. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
4. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
5. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.

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:

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.

TABULATION OF LAND USE

LAND USE	ACRES
Employment Center	2.324
Total	2.324

✓ P B 2B B1

VILLAGE OF KINGS CONTRIVANCE
SECTION 1 AREA 2

OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORP. (PARCEL "B")
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COLUMBIA, MARYLAND 21044
COLUMBIA SERVICE PROPERTIES INC. (PARCEL "A")
STERRETT BUILDING
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PETITIONER

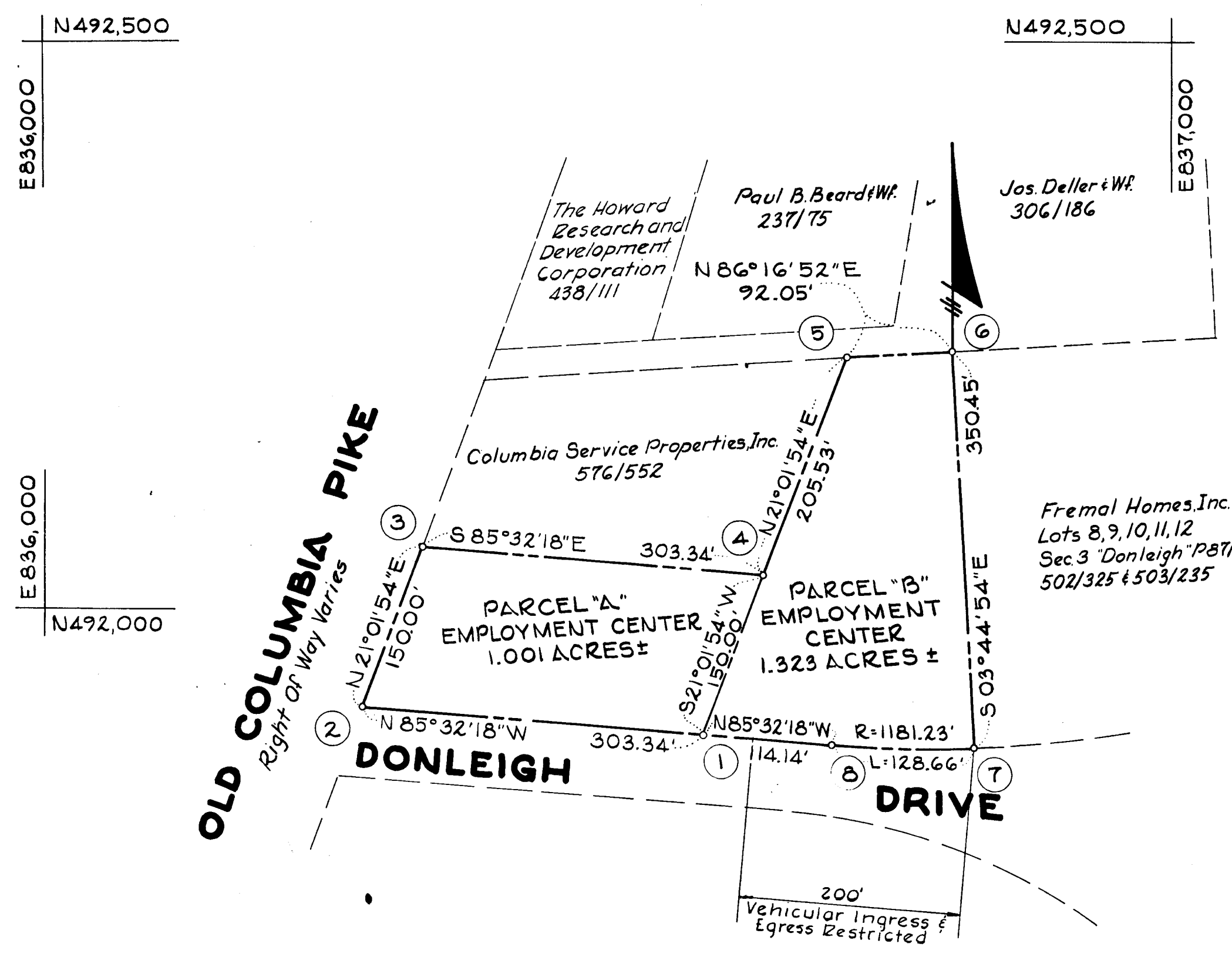
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

STERRETT BUILDING
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 157
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
1	491 888.47	836 584.73
2	491 912.07	836 282.31
3	492 052.07	836 336.14
4	492 028.48	836 638.56
5	492 220.31	836 712.32
6	492 226.28	836 804.18
7	491 876.58	836 827.09
8	491 879.59	836 698.52



9/12 P B 2B A 82

VILLAGE OF KINGS CONTRIVANCE
SECTION 1 AREA 2

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THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

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FINAL DEVELOPMENT PLAN PHASE 157
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 3 OF 3