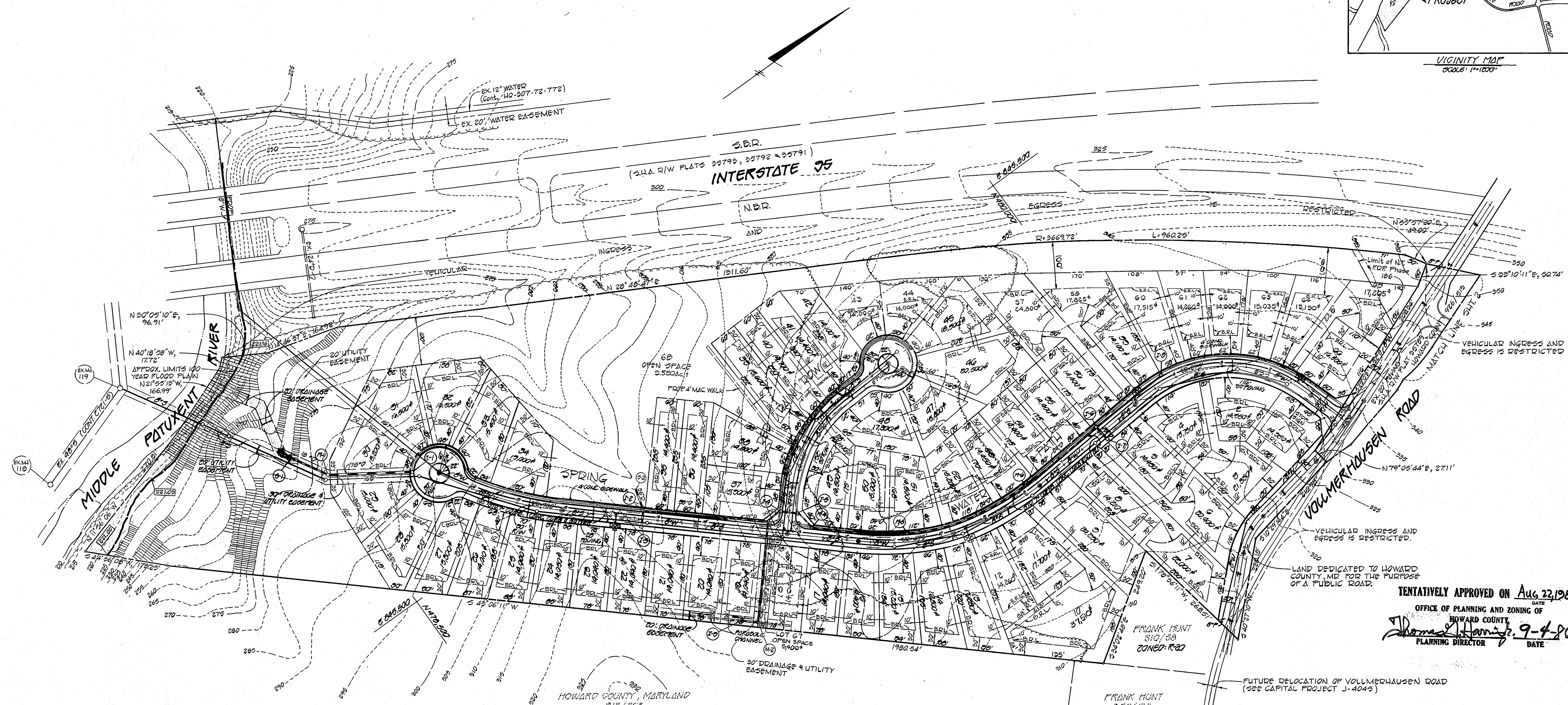
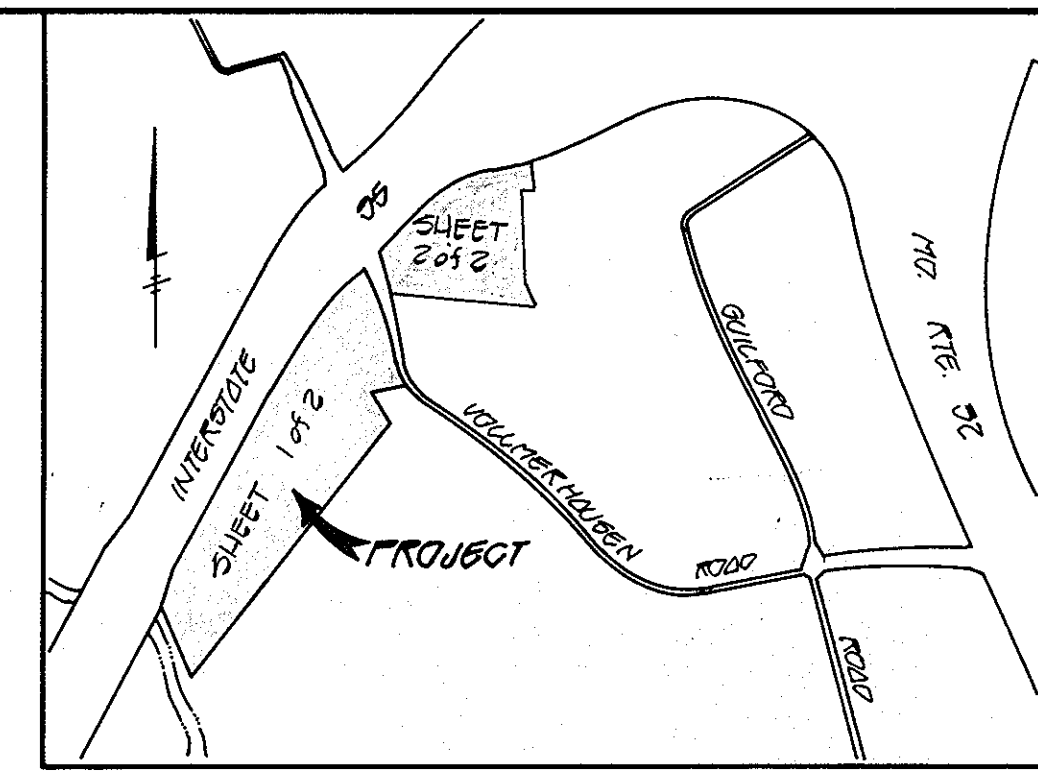


DENSITY TABULATION

OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	No. OF DWELLING UNITS ALLOWED	FLOODPLAIN LOT ADJUST.	TOTAL No. OF DWELLING UNITS ALLOWED	TOTAL No. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE
5.868	2.550	38.151	0.737	37.414	81.49	0	81.49	66	1.76



TENTATIVELY APPROVED ON Aug 22, 1986  
 DATE  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*James H. Harris* 9-4-86  
 PLANNING DIRECTOR DATE

LOT SIZE AND MANDATORY OPEN SPACE

LOT SIZE	No. OF LOTS	AREA OF LOTS (Acres)	MANDATORY OPEN SPACE	AREA OF OPEN SPACE (Acres)
20,000 or GREATER	7	3.921	6%	0.235
18,000 - 19,999	1	0.425	10%	0.043
16,000 - 17,999	11	4.302	20%	0.860
14,000 - 15,999	47	15.765	20%	4.730
TOTALS	66	24.413	--	5.868

- GENERAL NOTES (THIS SHEET):
- SUBJECT PROPERTY ZONED R-20 AS PER 8-2-85 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF LOTS: 24.413 Ac.
  - TOTAL AREA OF ROAD R/W: 4.189 Ac.
  - TOTAL NUMBER OF OPEN SPACE LOTS: 2
  - TOTAL NUMBER OF BUILDABLE LOTS: 66
  - TOTAL AREA OF OPEN SPACE: 5.868 Ac.
  - TOTAL AREA OF PROPERTY: 38.151 Ac.
  - PUBLIC WATER AND SEWER SYSTEMS TO BE USED WITHIN THIS SUBDIVISION.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - SUBJECT PROPERTY IS LOCATED ON TAX MAPS 42 & 47 AS PART OF PARCEL 6, DEED REFERENCE 483/81.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - ███ DENOTES SLOPES GREATER THAN 25%.
  - SEE DEED FILE 3-26-81.
  - SEE CDE FILE VP-8-78.
  - ███ DENOTES ELEVATION OF 100 YR. FLOODPLAIN BASED ON THE 'MIDDLE PATUXENT RIVER DRAINAGE STUDY.'

FISHER, COLLINS AND CARTER, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 8800 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: (301) 461-2899



OWNER & DEVELOPER  
 HOWARD RESEARCH & DEVELOPMENT CORP.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN

**COLUMBIA**  
 MARYLAND

OWNER AND DEVELOPER  
 HOWARD RESEARCH AND DEVELOPMENT CORP.

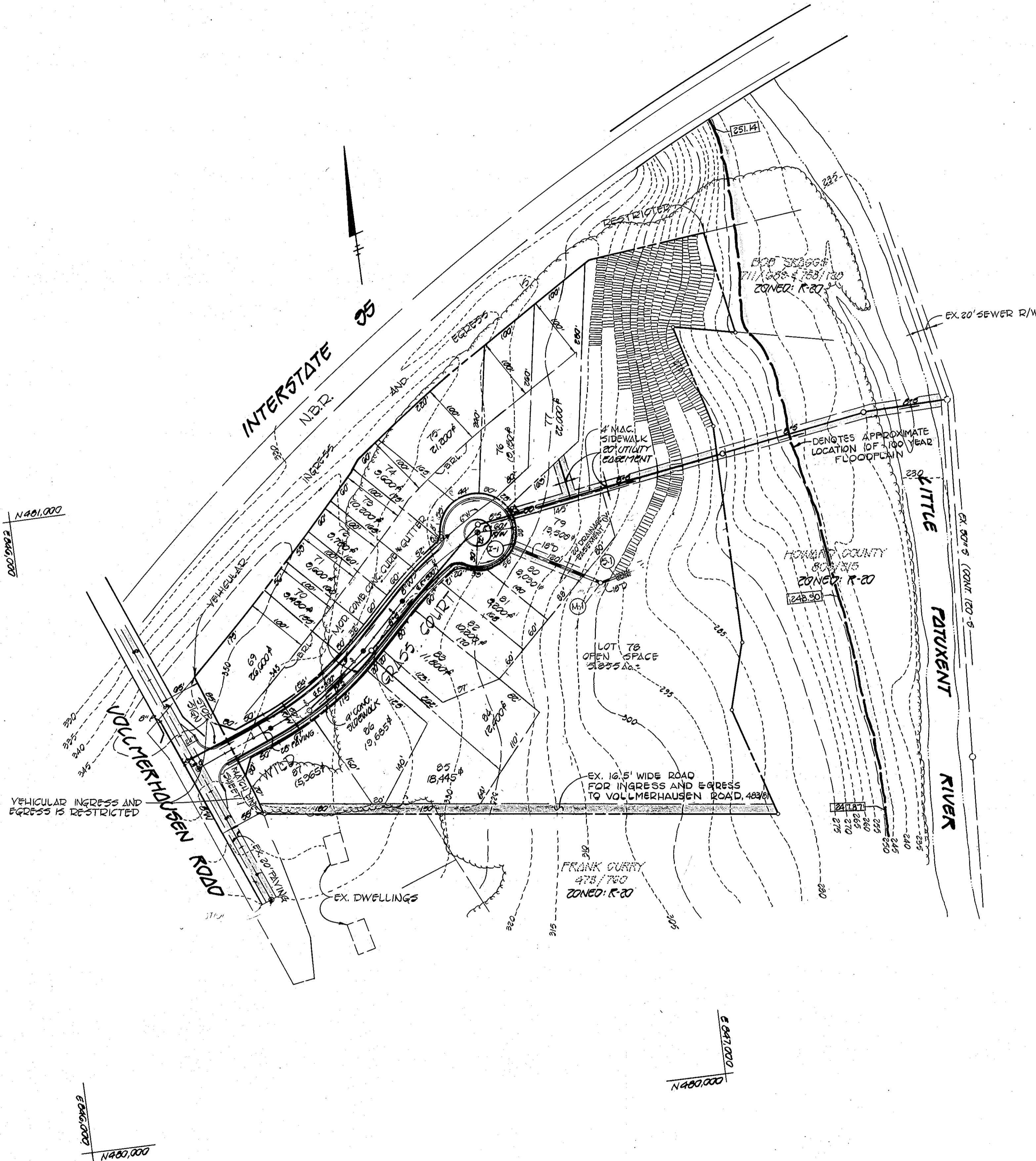
PROJECT AREA: **VILLAGES OF KINGS CONTRIVANCE SECTION 3, AREA 2**

PROJECT TITLE: **LOTS 1 THRU 67 SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND**

Des. By	R.B.C.	Scale	1"=100'	Draw. No.	1 of 2
Des. By	A.M.V.	Date	MAY 8, 1986	C.C.F. No.	
Chk. By	R.D.C.	Approved			

**GENERAL NOTES (THIS SHEET):**

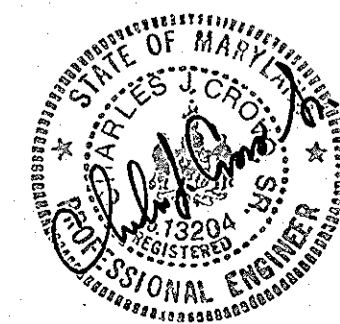
1. SUBJECT PROPERTY ZONED NEW TOWN (S.F.M.D.) AS PER 8-2-85 COMPREHENSIVE ZONING PLAN.
2. FOR FINAL DEVELOPMENT PLAN CRITERIA SEE FDP 106.
3. TOTAL NUMBER OF BUILDABLE LOTS: 18
4. TOTAL NUMBER OF OPEN SPACE LOTS: 1
5. TOTAL AREA OF LOTS: 599.4 AC.
6. TOTAL AREA OF OPEN SPACE: 2.855 AC.
7. TOTAL AREA OF ROAD R/W: 2.689 AC.
8. TOTAL AREA OF PROPERTY: 12.538 AC.
9. B.R.L. DENOTES BUILDING RESTRICTION LINE.
10. [Symbol] DENOTES SLOPES GREATER THAN 25%.
11. SET OF Z. FILE 3-82-01.
12. PUBLIC WATER AND SEWER SYSTEMS TO BE USED WITHIN THIS SUBDIVISION.
13. [Symbol] DENOTES APPROX. ELEVATION OF 100 YR. FLOODPLAIN BASED ON THE LITTLE PATUXENT RIVER - HYDROLOGY MODEL.



TENTATIVELY APPROVED ON Aug 22, 1986

DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Thomas J. Hampe* 9-4-86  
PLANNING DIRECTOR DATE

FISHER, COLLINS AND CARTER, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8500 COURT AVE.  
ELLSWORTH CITY, MARYLAND 21043  
TELE: (301) 461-2888



OWNER & DEVELOPER  
HOWARD RESEARCH & DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN

**COLUMBIA**  
MARYLAND

OWNER AND DEVELOPER  
HOWARD RESEARCH AND DEVELOPMENT CORP.

PROJECT AREA  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 5, AREA 2

PROJECT TITLE  
LOTS 1 THRU 87  
NINTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

Des. By	R.B.C.	Scale	1"=100'	Dwg. No.	2 of 2
Drn. By	AMX	Date	MAY 8, 1986	C.C.F. No.	
Chk. By	R.B.C.	Approved			