



TECHNICAL STAFF REPORT
Planning Board Meeting of March 30, 2017

File No./Petitioner: FDP-169-A-III Part II, Village of King's Contrivance, Section 3, Area 2
The Columbia Association, Petitioner

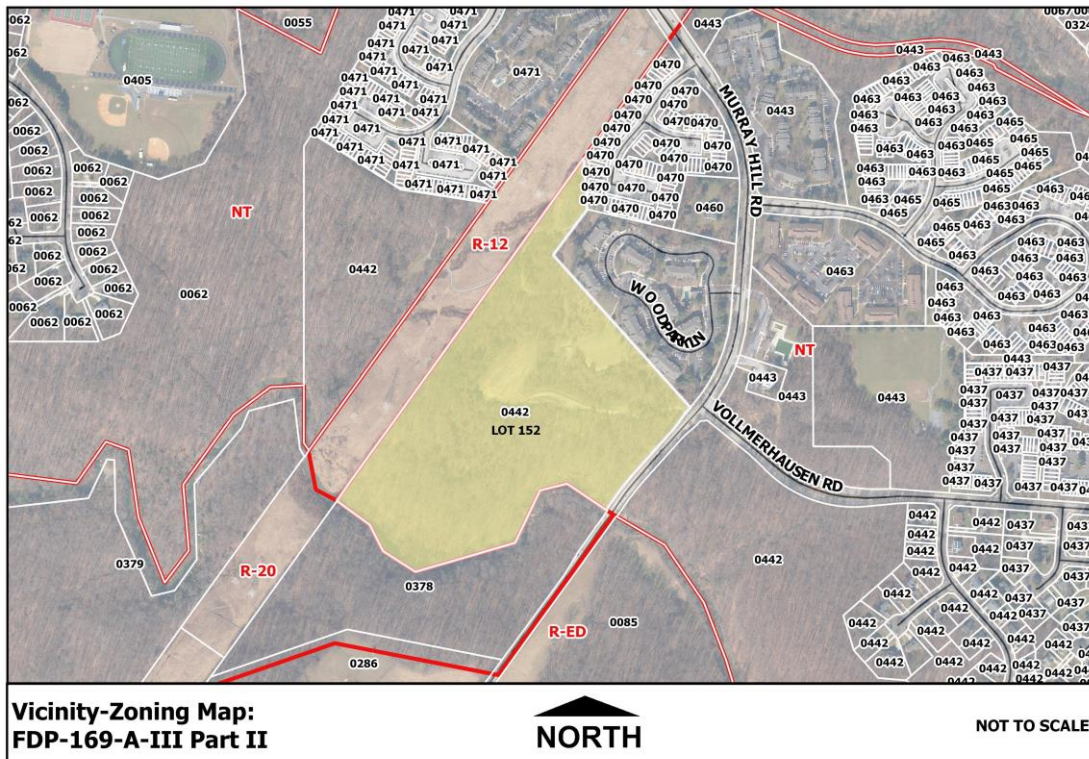
DPZ Planner: Eric Buschman, 410-313-0729, ebuschman@howardcountymd.gov

Subject: Village of King's Contrivance, Section 3 Area 2, Tax Map 42, Parcel 442,
Open Space Lot 152, Murray Hill Road, Columbia, MD 21046

Request: To approve Final Development Plan (FDP-169-A-III Part II), which amends the previously approved and recorded FDP for the Village of King's Contrivance, Section 3, Area 2. This amendment adds to the list of permitted uses grading and placing sediment and soil within a designated area on Open Space Lot 152 in the credited Open Space Land Use Area.

Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve this FDP amendment.

Location: FDP-169-A-III Part II applies to 287.85 acres, zoned New Town, located south of Guilford Road and Vollmerhausen Road, west of I-95, and includes land on both sides of Murray Hill Road. The property is located on the west side of Murray Hill Road, just east of the BGE Transmission Line on Tax Map 42, Parcel 442, Lot 152, in the Sixth Election District of Howard County.



Vicinal Properties: **North** – Columbia Commons apartment complex and a townhome community along Rain Flower Way

East – Vollmerhausen Road, with the Huntington Pool located on the north and forested open space on the south

South – The Middle Patuxent River runs along the southern boundary

West – A BGE overhead transmission line right-of-way

Site History: **FDP-169 Part II:** Recorded April 21, 1980, as Plat Book 3054-A, Folio 250.

FDP-169-A Part II: Recorded October 29, 1982, as Plat 3054-A Folio 479, to revise the allowable units for single family attached land use areas, modify parking areas, correct open space lot criteria, revise a division line between Parcels A and B, and add 0.156 acres along Guilford Road.

FDP-169-A-1 Part II: Recorded June 3, 1983, as Plat 3054-A Folio 562, to allow compact parking, revise the number of units allowed on Parcel A, and remove references to Broken Land Parkway on Sheets 4 & 5.

FDP-169-A-II Part II: Recorded August 7, 1990, as Plat 3054-A Folio 1117, to revise the allowable units for multifamily land use on Parcel D.

P-80-003: Preliminary Plan for the lot and road layout of the Village of King's Contrivance-Section 3 Area 2, approved by the Planning Director on December 19, 1979.

F-80-087: Recorded February 23, 1981, as Plat Nos. 4807-4816; a subdivision that created Open Space Lot 152.

SDP-92-031: Site Development Plan to construct a pathway, as shown on the King's Contrivance Huntington Neighborhood Open Space Master Plan, which received signature approval October 14, 1992.

SDP-93-123: Site Development Plan to construct a playground on Lot 152, in the rear of the Columbia Commons apartment complex, which received signature approval November 19, 1993.

ECP-17-011: Environmental Concept Plan, which proposed a sediment stockpile on Lot 152 and received signature approval November 14, 2016.

WP-16-074: Petition seeking alternative compliance for Section 16.155(a)(1)(i) of the Subdivision Regulations to submit a grading plan, in lieu of a Site Development Plan, to grade and stockpile sediment on Open Space Lot 152, which was denied March 7, 2016.

SDP-17-025: A Site Development Plan to grade and stockpile 34,949 cubic yards of dredged lake sediment on Open Space Lot 152, which received "technically complete" status March 1, 2017, subject to approval by the Planning Board.

Purpose: This FDP amendment adds grading and placing sediment and soil within a designated area on Lot 152 in the list of permitted uses in the Open Space Land Use Area (see Item 7E-2 on FDP Sheet 2 of 14). The designated area is defined on Sheet 7 of 14. Approval of this amendment is necessary if Site Development Plan (SDP-17-025) is approved, which proposes a stockpile on Open Space Lot 152.

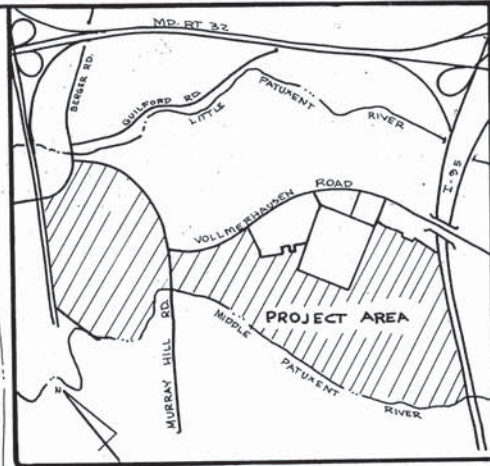
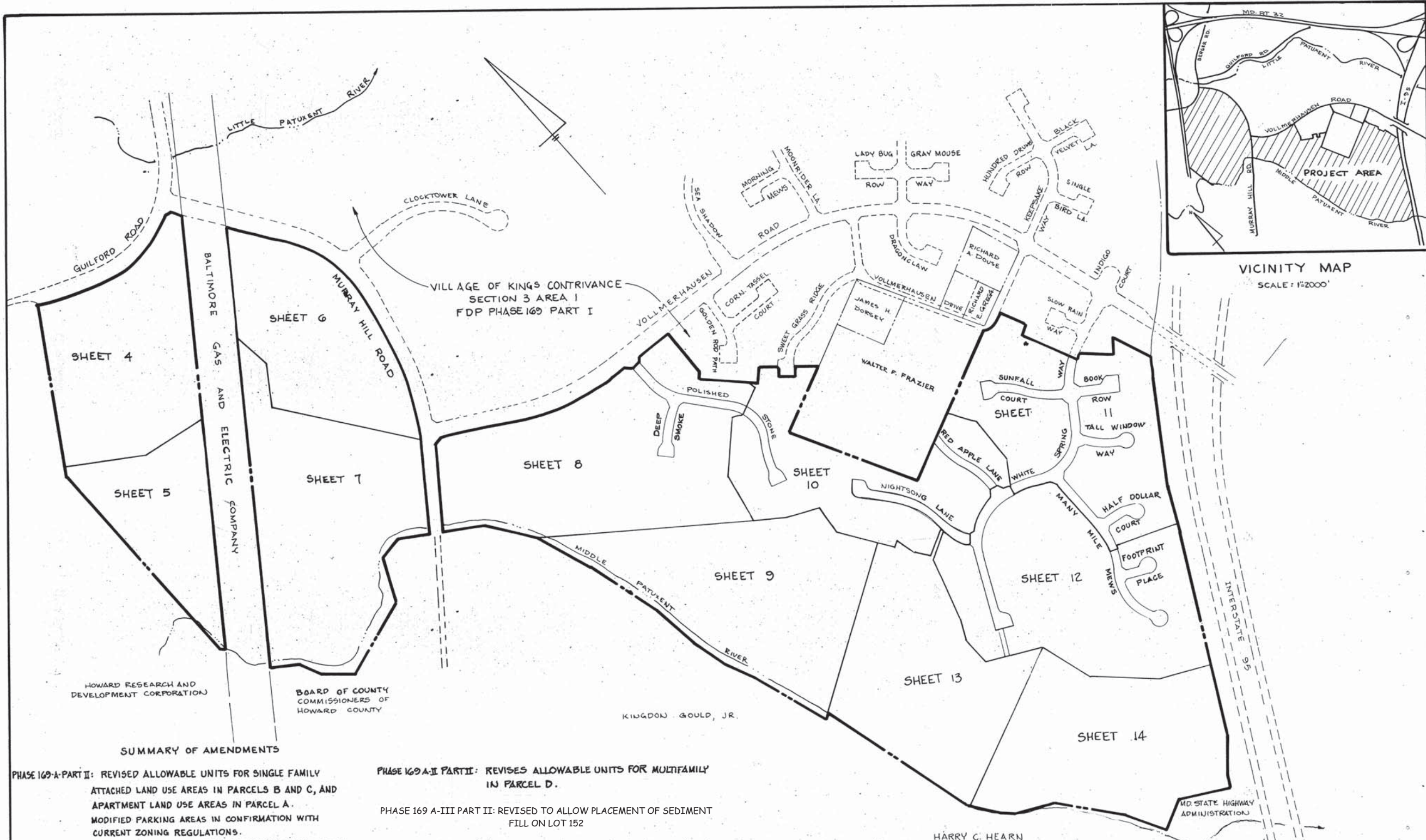
SRC Action: In a letter dated January 11, 2017, the Department of Planning and Zoning determined that this FDP is technically complete. The Division of Land Development is the only agency with comments on the proposed amendment, which have been resolved in the updated copy attached to this report.

Recommendation: The Department of Planning and Zoning recommends approving the amended FDP-169-A-III Part II, subject to complying with any Planning Board comments.


Valdis Lazdins, Director
Department of Planning and Zoning

3/9/17
Date

This file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.



VICINITY MAP
SCALE: 1"=2000'

HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY

KINGDON GOULD, JR.

HARRY C. HEARN

SUMMARY OF AMENDMENTS

PHASE 169-A-PART II: REVISED ALLOWABLE UNITS FOR SINGLE FAMILY ATTACHED LAND USE AREAS IN PARCELS B AND C, AND APARTMENT LAND USE AREAS IN PARCEL A. MODIFIED PARKING AREAS IN CONFIRMATION WITH CURRENT ZONING REGULATIONS. CORRECTED OPEN SPACE LOT DESIGNATIONS IN CRITERIA TO CONFORM WITH PLAN MAPS AND FINAL SUBDIVISION PLATS. CHANGED THE DIVISION LINE BETWEEN PARCELS A & B.

PHASE 169-A-II PART II: REVISES ALLOWABLE UNITS FOR MULTIFAMILY IN PARCEL D.

PHASE 169 A-III PART II: REVISED TO ALLOW PLACEMENT OF SEDIMENT FILL ON LOT 152

ADDED 0.156 ACRES TO THIS PHASE ALONG GUILFORD RD.

PHASE 169-A-I-PART II: TO PROVIDE FOR COMPACT PARKING AND TO REVISE THE NUMBER OF UNITS ALLOWED ON PARCEL A, AND TO REMOVE REFERENCE TO BROKEN LAND PARKWAY ON SHEETS 4 & 5.

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1117.

LOCATION PLAN
Scale: 1"=400'

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

PETITIONER -
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=400' SHEET 1 OF 14

PREPARED AS TO SHEETS 1 TO 14 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985



Richard Hoob
LAND SURVEYOR'S SIGNATURE

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
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986.

HOWARD COUNTY PLANNING BOARD
Wesley 7/31/90
H.C.P.B. EXEC. SECRETARY DATE
William 7/17/90
H.C.P.B. CHAIRMAN DATE

169 A-III PART II		
169 A-II PART II	8-07-90	3054A - 1117 THRU 1130
169A-I PART II	6-5-83	3054A - 562 THRU
169-A PART II	10-29-82	3054A - 479 THRU 493
169 PART II	4-21-80	3054A - 250 THRU 263
PHASE OR AMENDMENT	DATE	PLAT
	RECORDED	

FINAL DEVELOPMENT PLAN CRITERIA

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

1. PUBLIC STREET AND ROADS - Section 125.O.C.3.b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning, and the Department of Public Works.
2. PUBLIC RIGHTS-OF-WAY - Section 125.O.C.3b:
2A To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2B Vehicular ingress and egress to Maryland Route 32, Murray Hill Road and Vollmerhausen Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning and the Department of Public Works.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125.O.C.3.b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning, and the Department of Public Works.
4. DRAINAGE FACILITIES - Section 125.O.C.3.b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning, and the Department of Public Works.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125.O.C.3.c:
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.O.C.3.d(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows, oriel, vestibule
roof or building overhangs	privacy walls or screens
chimneys	all parts of any building
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 one hundred feet (100') of the right-of-way line thereof 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.

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

walks	excavation or fill
shrubby trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Dept. 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.

- 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' street right-of-way nor within 30 feet of any 60' or greater street 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 to "Open Space", but will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.
- 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' of the public right-of-way of any public road or highway, nor within 100' 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 or structure shall be located within 40' of any of the property lines of the project.

- c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
 - d. No parking spaces or access driveways to parking areas shall be nearer than 20' 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 projected 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-D-2-C of the Howard County Zoning Regulations shall apply to all apartment land use areas.
 - i. All open spaces in the project areas, except driveways 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.
- 6B-2 ATTACHED LAND USE AREAS
No structures 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 wall 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 Dept. 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 125.O.C.3.d(2):
 - 7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS
All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

The accessory use provisions of Section 110.O of the Howard County Zoning Regulations shall be applicable.
 - 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 A and D shall be devoted to apartment uses provided, however, that no more than 168 and 200 dwelling units may be constructed on Parcels A and D respectively.
 - 7B-2 ATTACHED LAND USE AREAS
Parcels B and C shall be devoted to Attached Land Use provided, however, that no more than an overall average of eleven (11) dwelling units per acre for Parcel C and twelve (12) for Parcel B may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having 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 of Section 125.O.A.5b 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 may be under one or several ownerships and may be operated as rental units. No more than 160 and 97 dwelling units may be constructed on Parcels B and C, respectively.
 - 7E-1 OPEN SPACE LAND USE AREAS
Lots 151, 152, 153 and 154 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.
 - 7E-2 Lot 152 is approved for grading and placement of sediment and soil within the area designated on the parcel map (sheet 7 of 14).

8. HEIGHT LIMITATIONS - Section 125.O.C.3.d(3):
 - 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 USE 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 Lot/Parcels A and D provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
 - 8B-2 ATTACHED LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the 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 125.O.C.3(d):
 - 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' 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-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.
 - 9B-2 ATTACHED LAND USE AREAS
No less than two off-street parking spaces, each containing a minimum area of one hundred 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 guest.
 - 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 125.O.4.8
 - 9G SMALL CAR PARKING AREAS
Parking areas specifically designated for small cars (8 feet by 17 feet) may be permitted if shown on a site development plan approved by the Howard County Planning Board and only if the parking they provide is in excess of those spaces required in Paragraphs 9B-1, 9B-2 above respectively.

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SHEET 2 OF 14

10. SETBACK PROVISIONS - 125.0.C.3.d(3)

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.
- 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 125.0.C.3.d(3)

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 125.0.C.3.d(3)

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than thirty 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 thirty 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.

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.

TABULATION OF LAND USES

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	86.017
ROADS	9.522
SINGLE FAMILY MEDIUM DENSITY	6.310
ROADS	0.626
APARTMENTS	19.962
SINGLE FAMILY ATTACHED	22.927
OPEN SPACE - CREDITED	152.244
OPEN SPACE - NON-CREDITED	0.393
TOTAL	287.853

VILLAGE OF KINGS CONTRIVANCE

SECTION 3 AREA 2

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY

COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

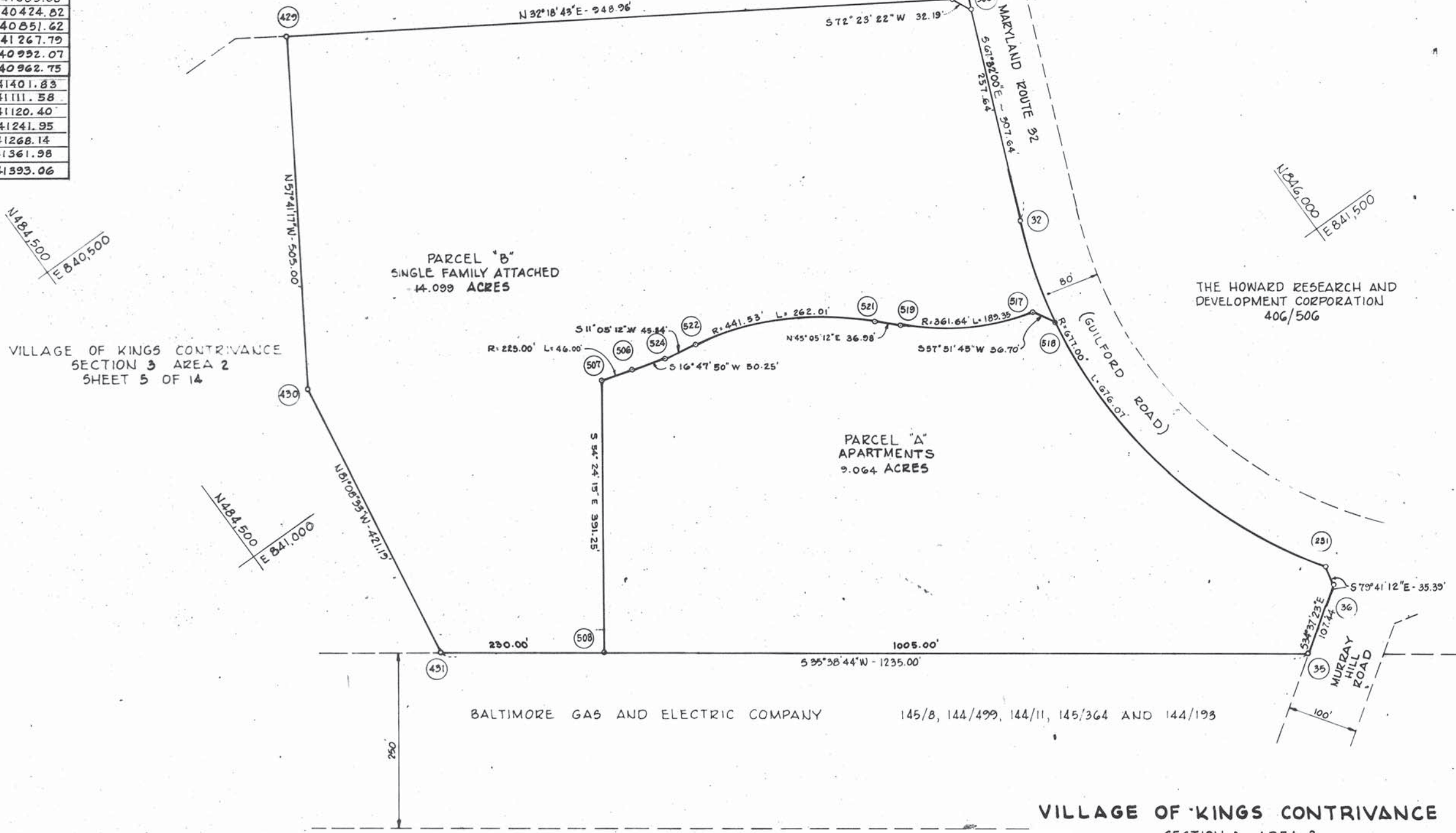
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SHEET 3 OF 14

NO.	NORTH	EAST
32	485664.98	841247.05
33	485713.09	841908.48
34	485708.89	841939.67
35	485639.61	841987.51
36	485728.01	841926.47
231	485734.35	841891.65
506	485094.57	841097.06
507	485050.64	841083.68
429	484970.79	840424.82
430	484700.85	840851.62
431	484636.00	841267.79
3000	485772.81	840992.07
3001	485782.55	840962.75
508	484822.91	841401.83
524	485142.68	841111.58
522	485187.66	841120.40
521	485415.44	841241.95
519	485441.54	841268.14
517	485603.52	841361.98
518	485623.04	841393.06

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
PHASE 178 PART III



VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND Co.
COLUMBIA, MARYLAND 21044

COLUMBIA

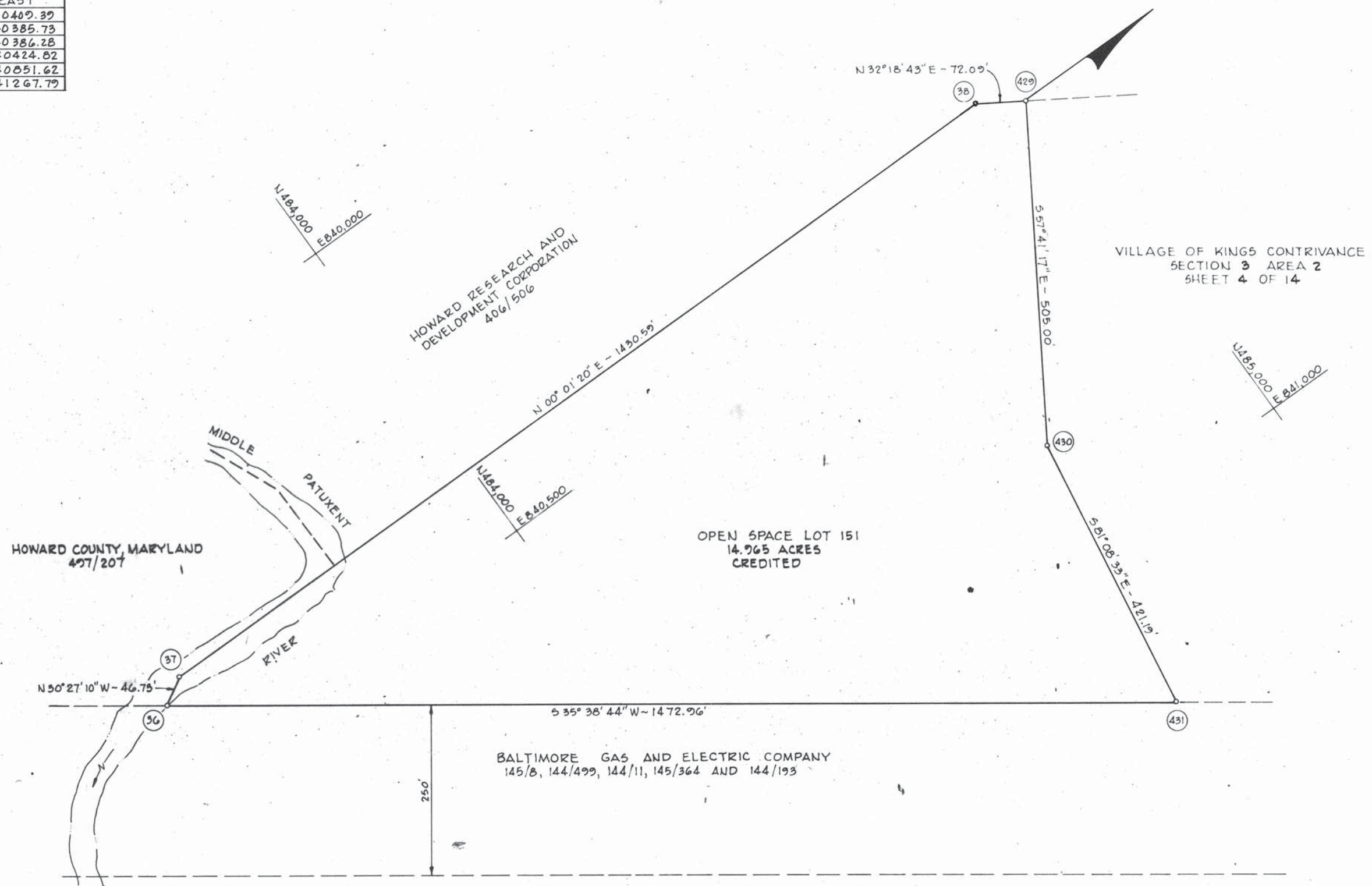
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 4 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1120.

NO.	NORTH	EAST
36	483439.02	840409.39
37	483479.27	840385.73
38	484909.86	840386.28
429	484970.79	840424.82
430	484700.85	840851.62
431	484636.00	841267.79



VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
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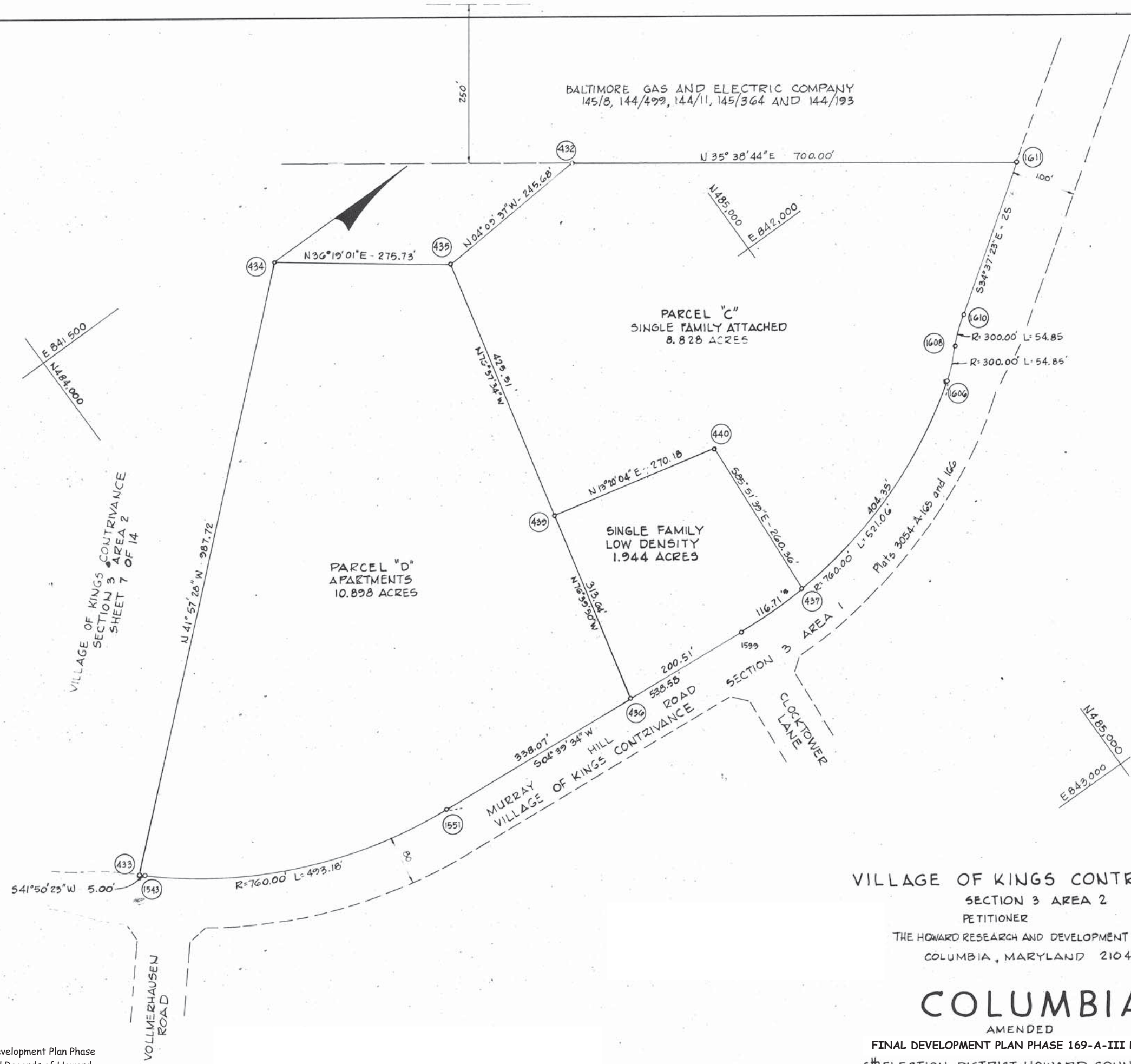
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 5 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054-A-1121.

NO.	NORTH	EAST
432	484852.20	841730.48
433	483650.49	842245.38
434	484385.00	841585.00
435	484607.17	841748.30
436	484436.39	842467.45
437	484752.84	842484.27
439	484508.74	842162.27
440	484771.64	842224.59
1543	483654.22	842248.71
1551	484099.44	842439.99
1599	484636.24	842483.74
1606	485129.79	842351.66
1608	485171.83	842316.56
1610	485213.88	842281.45
1611	485421.05	842138.41



BALTIMORE GAS AND ELECTRIC COMPANY
145/8, 144/499, 144/11, 145/364 AND 144/193

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 7 OF 14

PARCEL "D"
APARTMENTS
10.898 ACRES

PARCEL "C"
SINGLE FAMILY ATTACHED
8.828 ACRES

SINGLE FAMILY
LOW DENSITY
1.944 ACRES

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

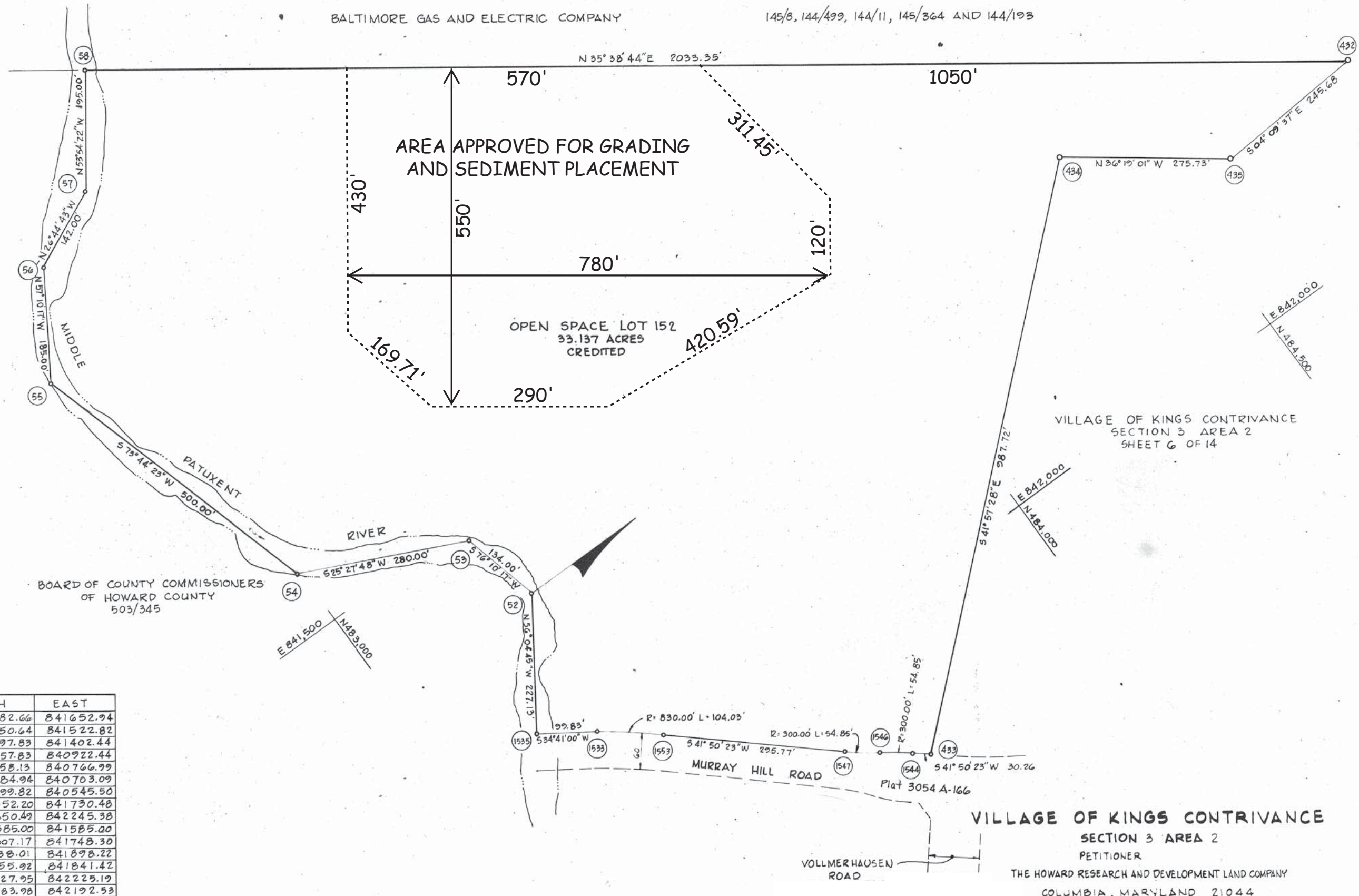
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COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.

Scale: 1" = 100' SHEET 6 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1122.

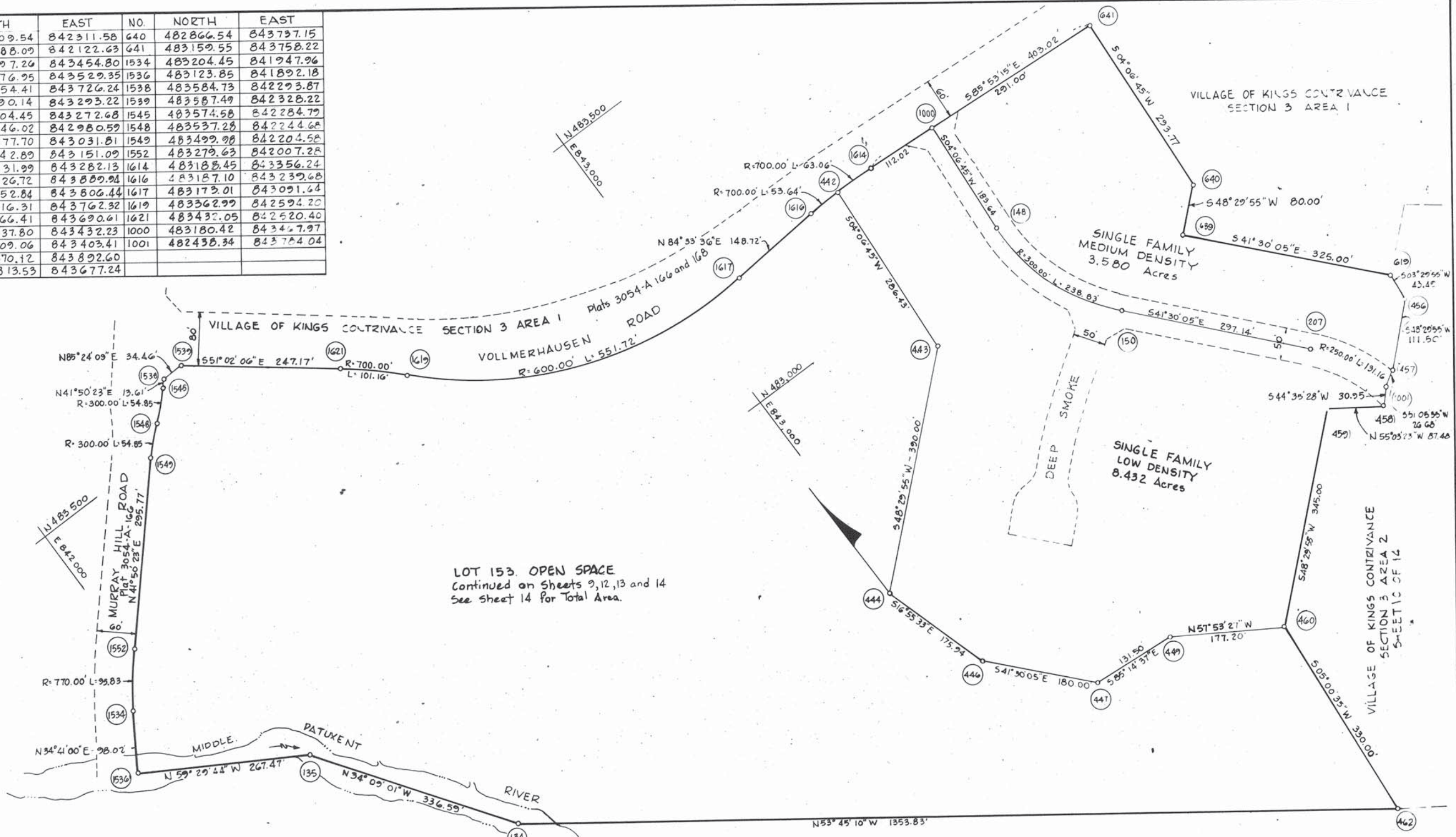


BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY 503/345

NO.	NORTH	EAST
52	483282.66	841652.94
53	483250.64	841522.82
54	482997.83	841402.44
55	482857.83	840922.44
56	482958.13	840766.99
57	483084.94	840703.09
58	483199.82	840545.50
432	484852.20	841730.48
433	483650.49	842245.38
434	484385.00	841585.00
435	484607.17	841748.38
1533	483238.01	841898.22
1535	483155.92	841841.42
1544	483627.95	842225.19
1546	483583.98	842192.53
1547	483540.01	842159.87
1553	483319.66	841962.58

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1123.

NO.	NORTH	EAST	NO.	NORTH	EAST
134	482709.54	842311.58	640	482866.54	843797.15
135	482988.09	842122.63	641	483159.55	843758.22
148	482997.26	843454.80	1534	483204.45	841947.96
150	482776.95	843529.35	1536	483123.85	841892.18
207	482554.41	843726.24	1538	483584.73	842293.87
442	483190.14	843293.22	1539	483587.49	842328.22
443	482904.45	843272.68	1545	483574.58	842284.79
444	482646.02	842980.59	1548	483537.28	842244.68
446	482477.70	843031.81	1549	483499.98	842204.58
447	482342.89	843151.09	1552	483279.63	842007.28
449	482331.99	843282.13	1614	483183.45	843356.24
456	482526.72	843889.94	1616	483187.10	843239.68
457	482452.84	843806.44	1617	483173.01	843091.64
458	482416.31	843762.32	1619	483362.99	842594.20
459	482466.41	843690.61	1621	483432.05	842520.40
460	482237.80	843432.23	1000	483180.42	84347.97
462	481909.06	843403.41	1001	482438.34	843784.04
619	482570.12	843892.60			
639	482813.53	843677.24			



KINGDON GOULD, JR.
229/323
ZONED R-20

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 9 OF 14

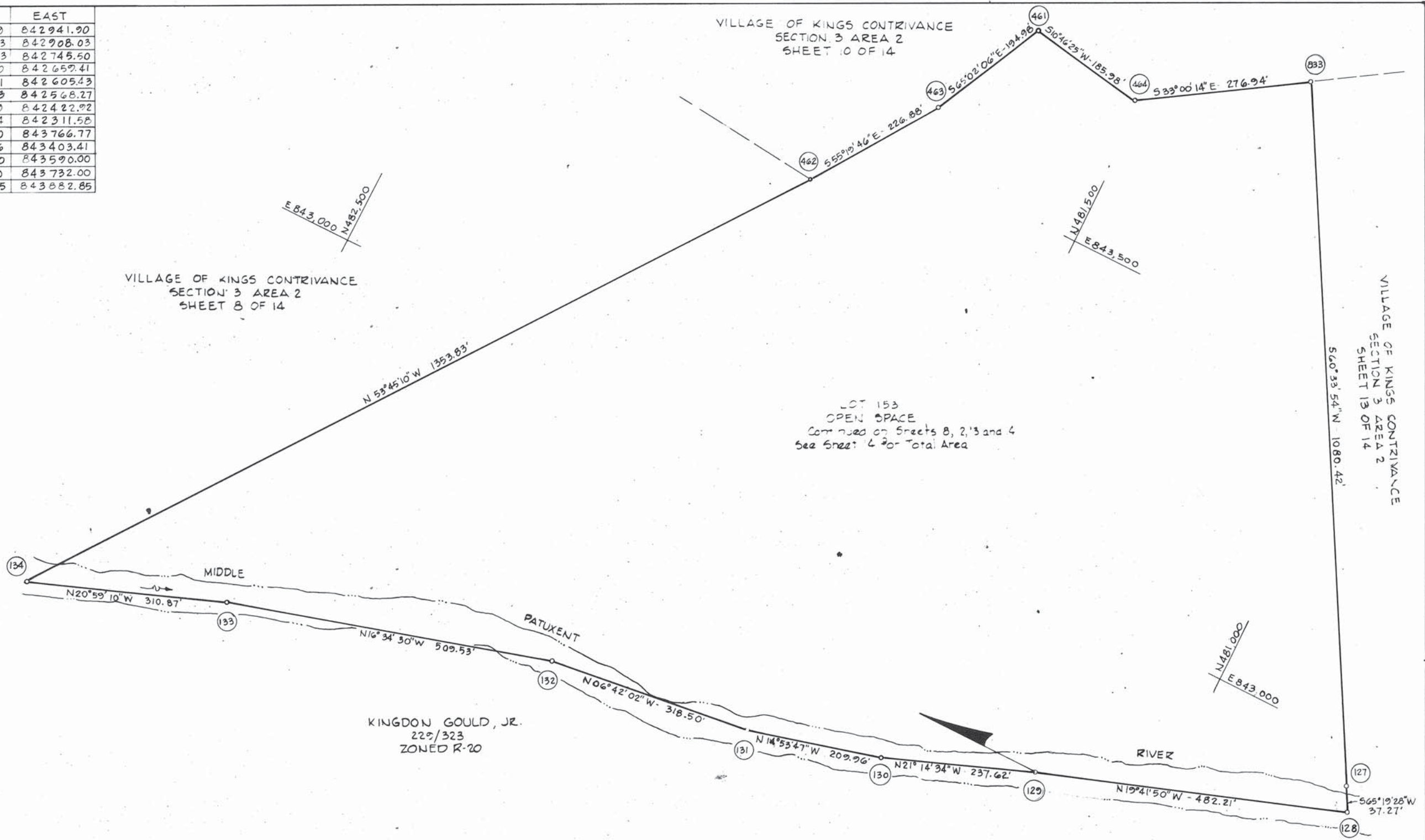
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
Scale: 1"=100'
SHEET 8 OF 14

This plan is intended to supersede Final Development Plan 169-A-II Part II recorded among the Land Records in Howard County, Maryland on 8-7-90 as Plat 3054A-1124.

NO.	NORTH	EAST
127	480751.79	842941.90
128	480736.23	842908.03
129	481190.23	842745.50
130	481411.70	842659.41
131	481614.61	842605.43
132	481930.93	842568.27
133	482419.29	842422.92
134	482709.54	842311.58
461	481697.70	843766.77
462	481909.06	843403.41
463	481780.00	843590.00
464	481515.00	843732.00
833	481282.75	843882.85



VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 8 OF 14

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 10 OF 14

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 13 OF 14

LOT 153
OPEN SPACE
Consists of Streets 8, 2, 3 and 4
See Sheet 4 for Total Area

KINGDON GOULD, JR.
229/323
ZONED R-20

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II

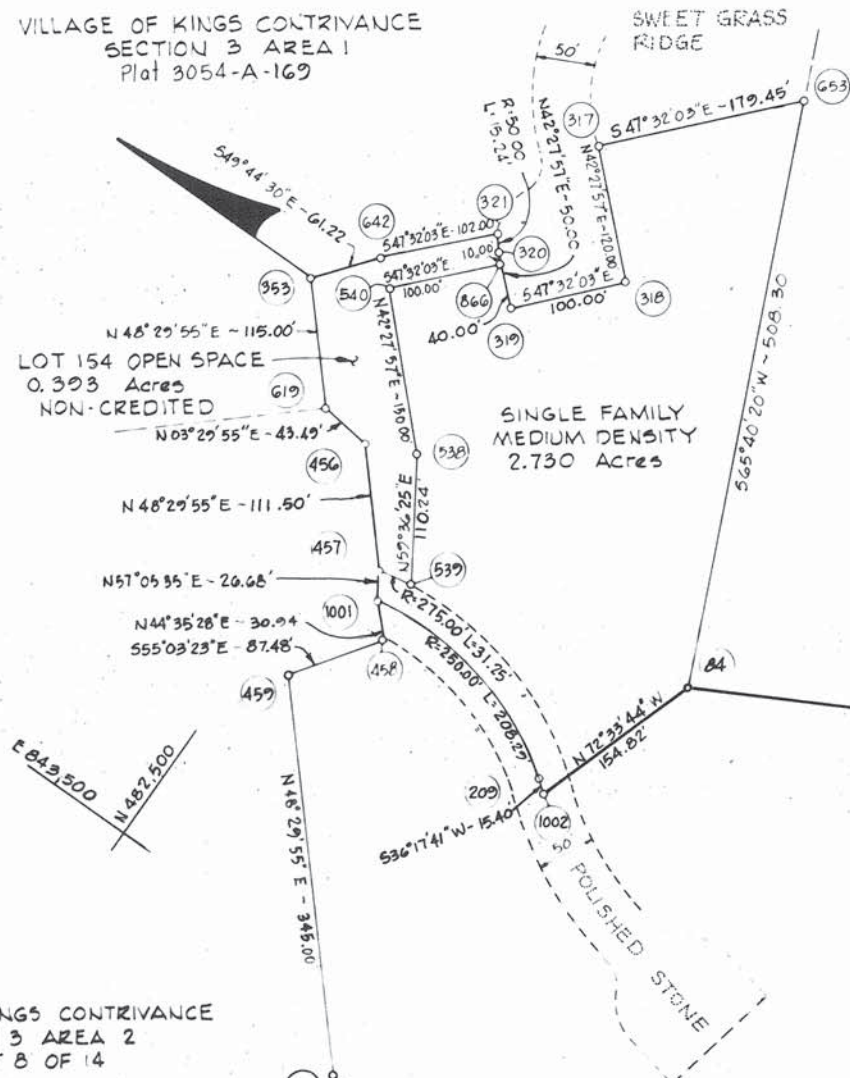
6th ELECTION DISTRICT HOWARD COUNTY, MD.

Scale: 1"=100'

SHEET 9 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1125.

NO.	NORTH	EAST
84	482181.96	843879.10
85	481451.47	844277.98
317	482512.51	844209.89
318	482423.99	844128.87
319	482491.51	844055.10
320	482528.39	844088.86
327	481070.29	844644.34
328	481096.01	844623.55
329	481074.31	844550.67
330	481098.15	844573.59
331	480998.83	844354.25
332	481001.81	844320.68
334	480965.67	844286.00
353	482646.33	843978.72
456	482526.72	843889.94
457	482452.84	843806.44
458	482416.31	843762.32
459	482466.41	843690.61
460	482237.80	843432.23
461	481697.70	843766.77
462	481909.06	843403.41
463	481780.00	843590.00
464	481515.00	843732.00
475	481012.21	844057.27
476	481093.41	844211.40
517	481060.29	844687.57
518	481205.55	844764.02
538	482477.88	843907.07
539	482422.10	843811.98
540	482588.53	844008.34
619	482570.12	843892.60
642	482606.77	844025.44
653	482391.36	844342.26
664	481541.20	844747.49
663	481645.29	844699.65
866	482521.01	844082.11
1001	482438.34	843784.04
1002	482228.36	843731.39
209	482240.77	843740.50
321	482537.90	844100.69

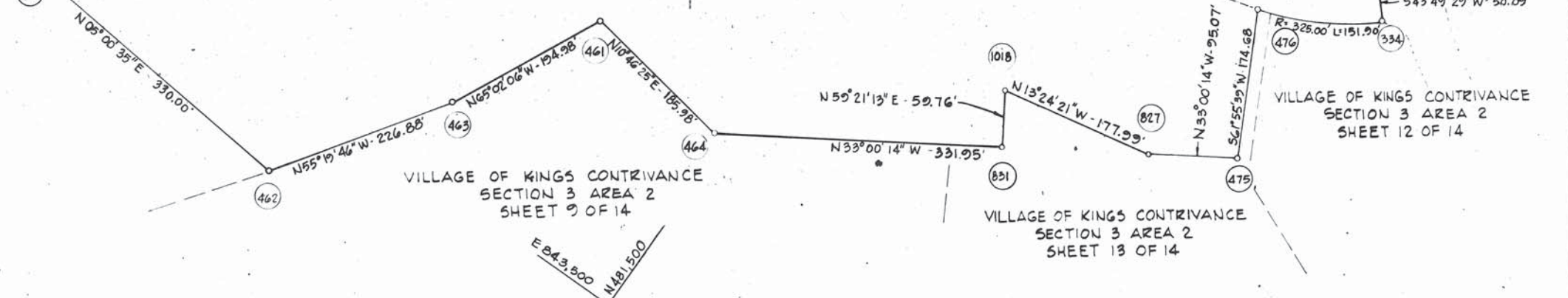


WALTER F FRAIZER
168/502
ZONED R-10

SINGLE FAMILY
LOW DENSITY
18.803 Acres

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 8 OF 14

827	481093.93	844005.48
831	481236.62	843912.81
1018	481267.08	843964.22



VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER

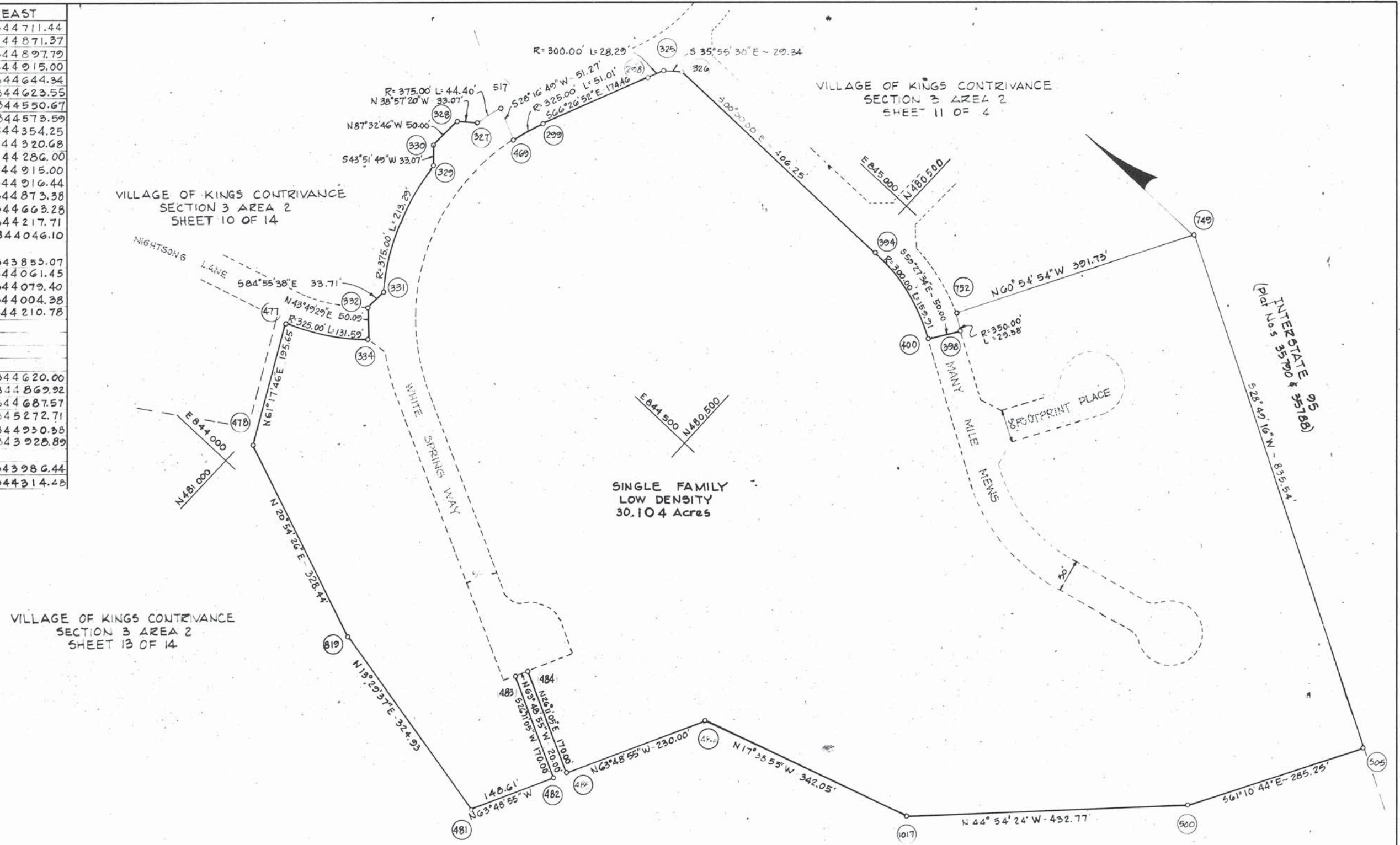
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
Scale: 1"=100'

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1126.

NO.	NORTH	EAST
299	480998.51	844711.44
298	480928.80	844871.37
325	480918.74	844897.79
326	480894.98	844915.00
327	481070.29	844644.34
328	481096.01	844623.55
329	481074.31	844550.67
330	481098.15	844573.59
331	480998.83	844354.25
332	481001.81	844320.68
334	480965.67	844286.00
394	480488.73	844915.00
398	480310.88	844916.44
400	480336.28	844873.38
469	481015.15	844663.28
477	481077.11	844217.71
478	480983.14	844046.10
481	480350.36	843853.07
483	480447.34	844061.45
484	480438.51	844079.40
485	480285.96	844004.38
486	480184.47	844210.78
500	479552.00	844620.00
505	479414.49	844869.92
517	481060.29	844687.57
749	480146.53	845272.71
752	480336.25	844930.38
819	480676.33	843928.89
482	480294.78	843986.44
1017	479858.51	844314.45



VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 13 OF 14

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
SHEET 14 OF 14

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2

RETENTIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

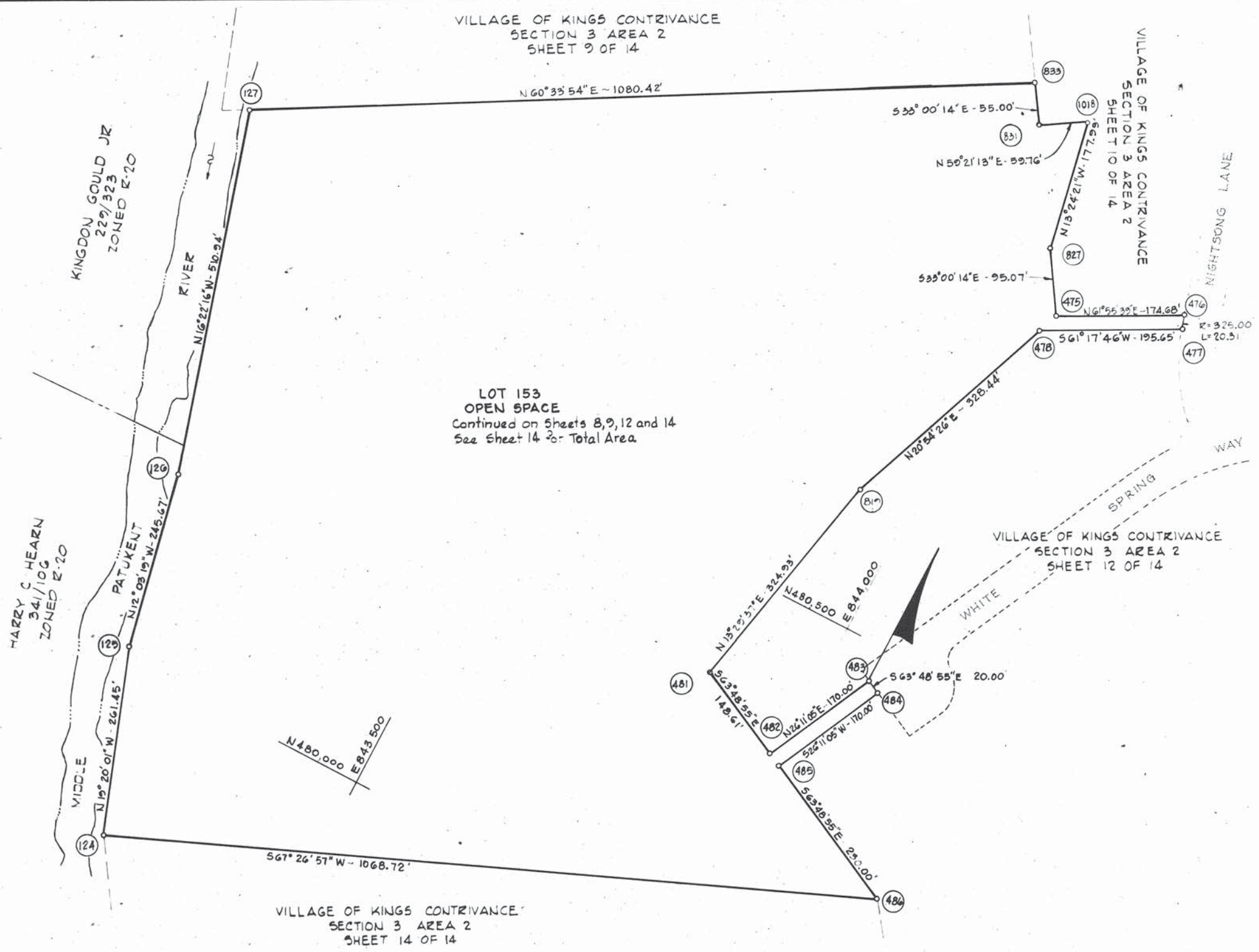
AMENDED
FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.

Scale: 1" = 100' SHEET 12 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1128.

NO	NORTH	EAST
124	479774.61	843223.78
125	480021.32	843137.22
126	480261.57	843085.91
127	480751.79	842941.90
475	481014.21	844057.27
476	481096.41	844211.40
477	481077.11	844217.71
478	480983.14	844046.10
481	480360.36	843853.07
482	480294.78	843986.44
483	480447.34	844061.45
484	480438.51	844079.40
485	480285.96	844004.38
486	480184.47	844210.78
819	480676.33	843928.89
833	481282.75	843882.85
827	481093.93	844005.48
831	481236.62	843912.81
1018	481267.08	843964.22

E 842.500
N 480.500



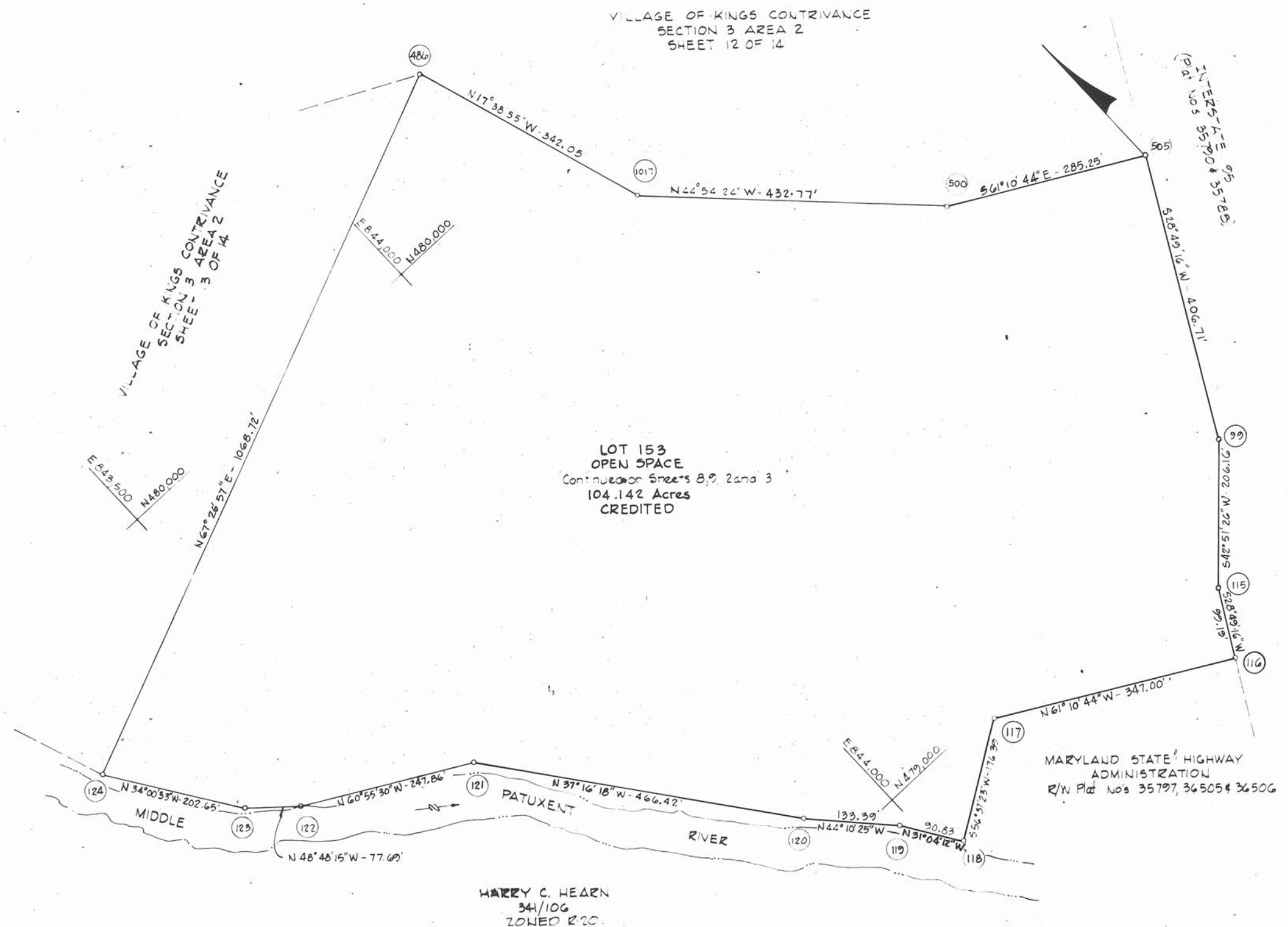
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
Scale: 1" = 100'
SHEET 13 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1129.

NO.	NORTH	EAST
99	479058.16	844673.86
115	478907.03	844533.63
116	478820.13	844485.81
117	478987.41	844181.80
118	478890.37	844034.50
119	478968.17	843987.62
120	479063.84	843894.67
121	479435.01	843612.21
122	479555.45	843395.59
123	479606.62	843337.13
124	479774.61	843223.78
486	480184.47	844210.78
500	479552.00	844620.00
505	479414.49	844869.92
1017	479858.51	844314.48



LOT 153
OPEN SPACE
Continuation Sheets 8, 9, 2 and 3
104.142 Acres
CREDITED

MARYLAND STATE HIGHWAY
ADMINISTRATION
R/W Plat Nos 35797, 36505 & 36506

HARRY C. HEARN
34/106
ZONED R-20

VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 169-A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
Scale: 1"=100'
SHEET 14 OF 14

This plan is intended to supersede Final Development Plan Phase 169-A-II Part II recorded among the Land Records of Howard County, Maryland on 8-7-90 as Plat 3054A-1130.