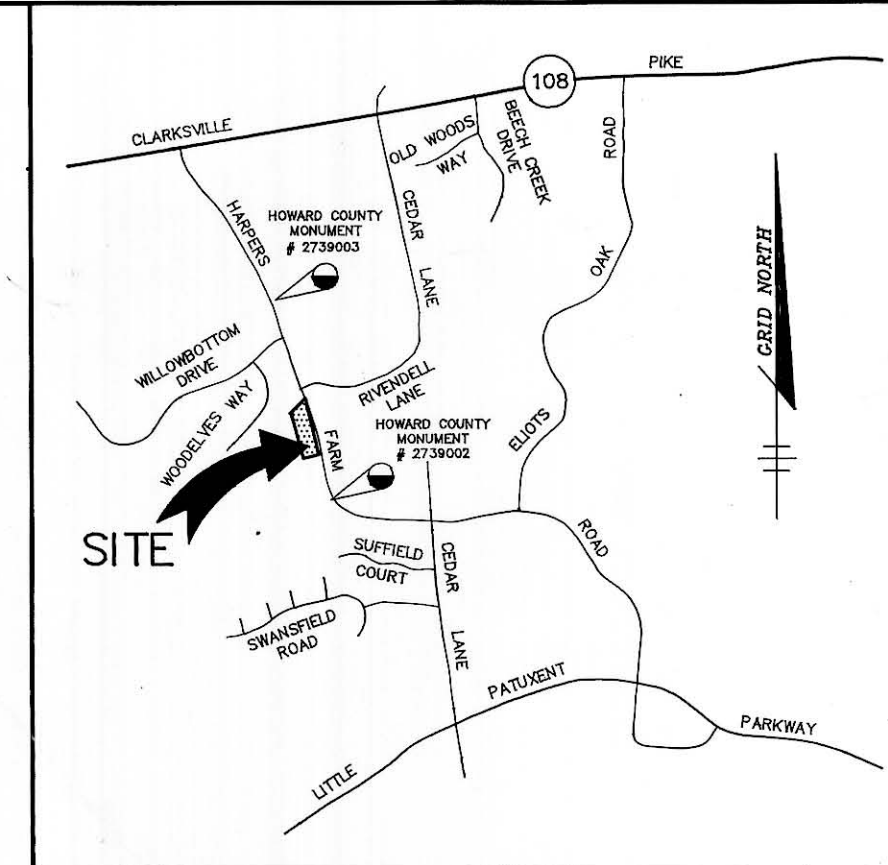


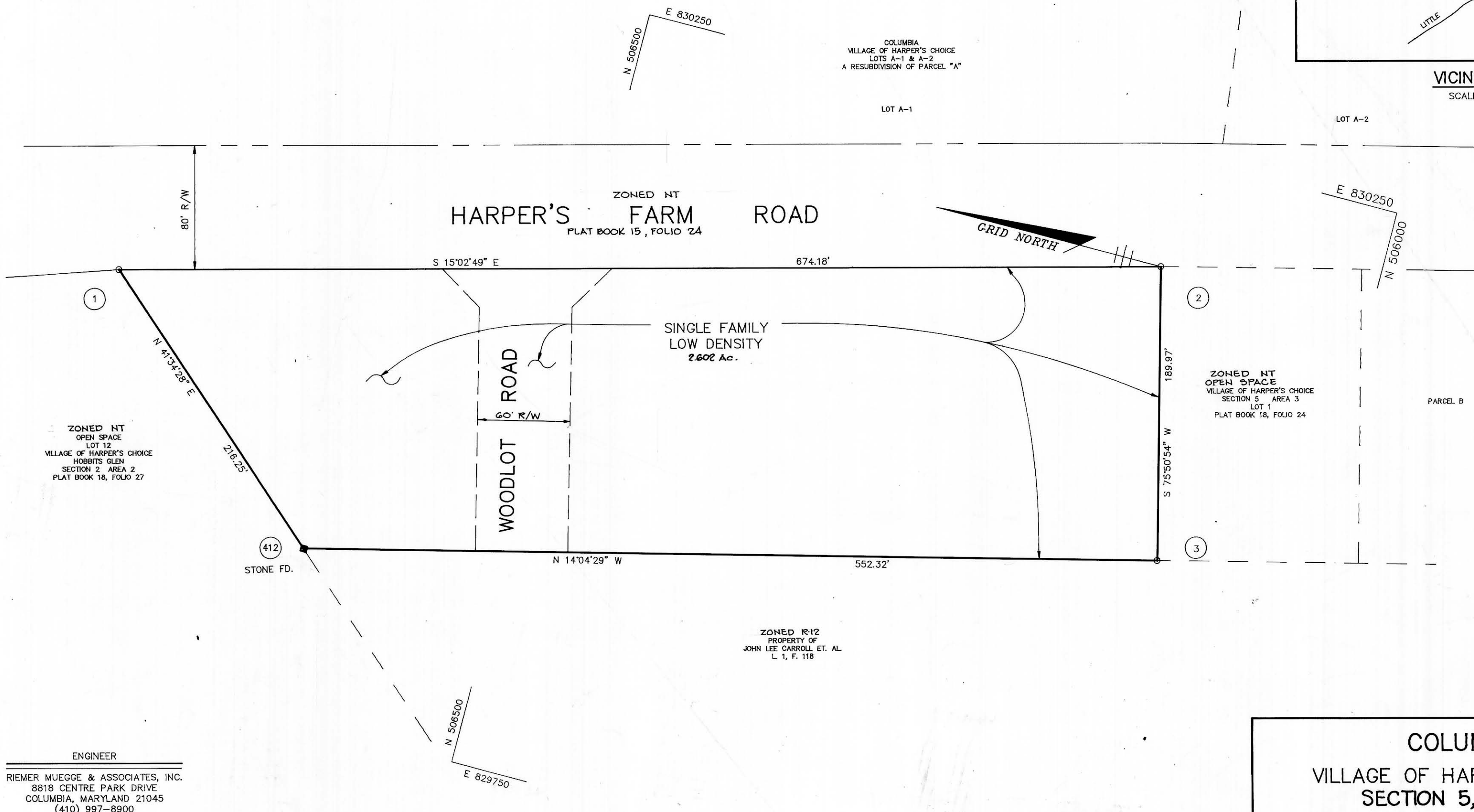
COORDINATE LIST

No.	NORTH	EAST
1	506789.899	830002.244
2	506138.836	830177.267
3	506092.390	829993.060
412	506628.125	829858.743

# VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 10 FINAL DEVELOPMENT PLAN



VICINITY MAP  
SCALE: 1"=2000'



ENGINEER  
RIEMER MUEGGE & ASSOCIATES, INC.  
8818 CENTRE PARK DRIVE  
COLUMBIA, MARYLAND 21045  
(410) 997-8900

PREPARED IN ACCORDANCE WITH  
THE ZONING REGULATIONS OF  
HOWARD COUNTY ADOPTED  
AUGUST 2, 1985

*Arthur E. Muegge*  
ARTHUR E. MUEGGE #10751 DATE



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  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
AMENDED Z.B. CASE 930 RESOLUTION APPROVED NOV. 10, 1992.

HOWARD COUNTY PLANNING BOARD

*Joseph S. Smith* 10/14/93 *William Manning* 10-14-93  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

RECORDED 3054-A-1311  
10-21-93  
HOWARD COUNTY PLANNING BOARD  
HOWARD COUNTY, MARYLAND

**COLUMBIA**  
VILLAGE OF HARPER'S CHOICE  
SECTION 5, AREA 10

FINAL DEVELOPMENT PLAN PHASE 221

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' DATE: 08-26-93 SHEET 1 OF 2

# FINAL DEVELOPMENT PLAN CRITERIA PHASE 221

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 221 IS APPLICABLE TO SECTION 5, AREA 10 OF THE VILLAGE OF HARPER'S CHOICE.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:  
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.  
  
2B Vehicular ingress and egress to Harpers Farm Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
4. DRAINAGE FACILITIES - Section 122-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
5. RECREATIONAL, SCHOOL, & PARK USES - Section 122-C-3-c:  
To be shown on Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d(1):  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:
 

cornices and eaves	bay windows, oriel, vestibule, balcony
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings, dwelling, or accessory buildings
porches, decks, open or enclosed	

All setbacks areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 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                    | trellises                          |
| shrubbery                | excavations or fill                |
| 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 Department of Planning and Zoning.

Fences, or walls, 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 100 feet of a principal arterial highway, 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 setback areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be 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 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 easement as shown on the final subdivision plat.

## 7. PERMITTED USES - Section 122-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, including private recreational facilities, such as swimming pool, tennis courts, basketball courts, reserved for the use of the on-site residents and their guests.

## 8. HEIGHT LIMITATIONS - SECTION 122-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.

## 9. PARKING REQUIREMENTS - Section 122-C-3-d(3):

### 9A. SINGLE FAMILY LOW AND/OR MEDIUM 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.

## 10. SETBACK PROVISIONS - Section 122-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.

## 11. MINIMUM LOT SIZES - Section 122-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 122-C-3-d(3):

### 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.

## TABULATION

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY ROADS: 0.267 Ac.	2.602 Ac.
OPEN SPACE: CREDITED NON-CREDITED	NONE NONE
<b>TOTAL</b>	<b>2.602 Ac.</b>

## COLUMBIA

### VILLAGE OF HARPER'S CHOICE SECTION 5, AREA 10

### FINAL DEVELOPMENT PLAN PHASE 221

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

RECORDED 10/21/93 TO 93 AMONG THE LAND RECORDS  
HOWARD COUNTY, MD.

5TH ELECTION DISTRICT  
SCALE: NONE

DATE: 08-30-93

HOWARD COUNTY, MARYLAND  
SHEET 2 OF 2

ENGINEER

RIEMER MUEGGE & ASSOCIATES, INC.  
8818 CENTRE PARK DRIVE  
COLUMBIA, MARYLAND 21045  
(410) 997-8900