

VILLAGE OF HARPERS CHOICE

SECTION 5 AREA 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 126
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' NOVEMBER, 1971 SHEET 1 OF 3

F.S.P.
11-H

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

Walter Park
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

PLAT Book 20 Folio 104

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 5 of the Village of Harper's Choice.

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):
To be shown on subdivision plats, if required 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 LOCATION 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; 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 | excavations or fill |
| shrubbery | fencing under 5' in height |
| trees | retaining walls under 3' in height |
| ornamental landscaping | sign or 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, or 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

7. 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.

8. PERMITTED USES - Section 17.031 D:
7E-1 OPEN SPACE LAND USE AREAS
Parcel "A" is 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.
9. HEIGHT LIMITATIONS - Section 17.031 E:
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.
10. PARKING REQUIREMENTS - Section 17.031 E:
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 17.018 J (1) of the Howard County Zoning Regulations.
11. SETBACK PROVISIONS - Section 17.031 E:
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.
12. 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.
13. COVERAGE REQUIREMENTS - Section 17.031 E:
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.

Land Use	Acres
Open Space Non-Credited	1.161
TOTAL	1.161

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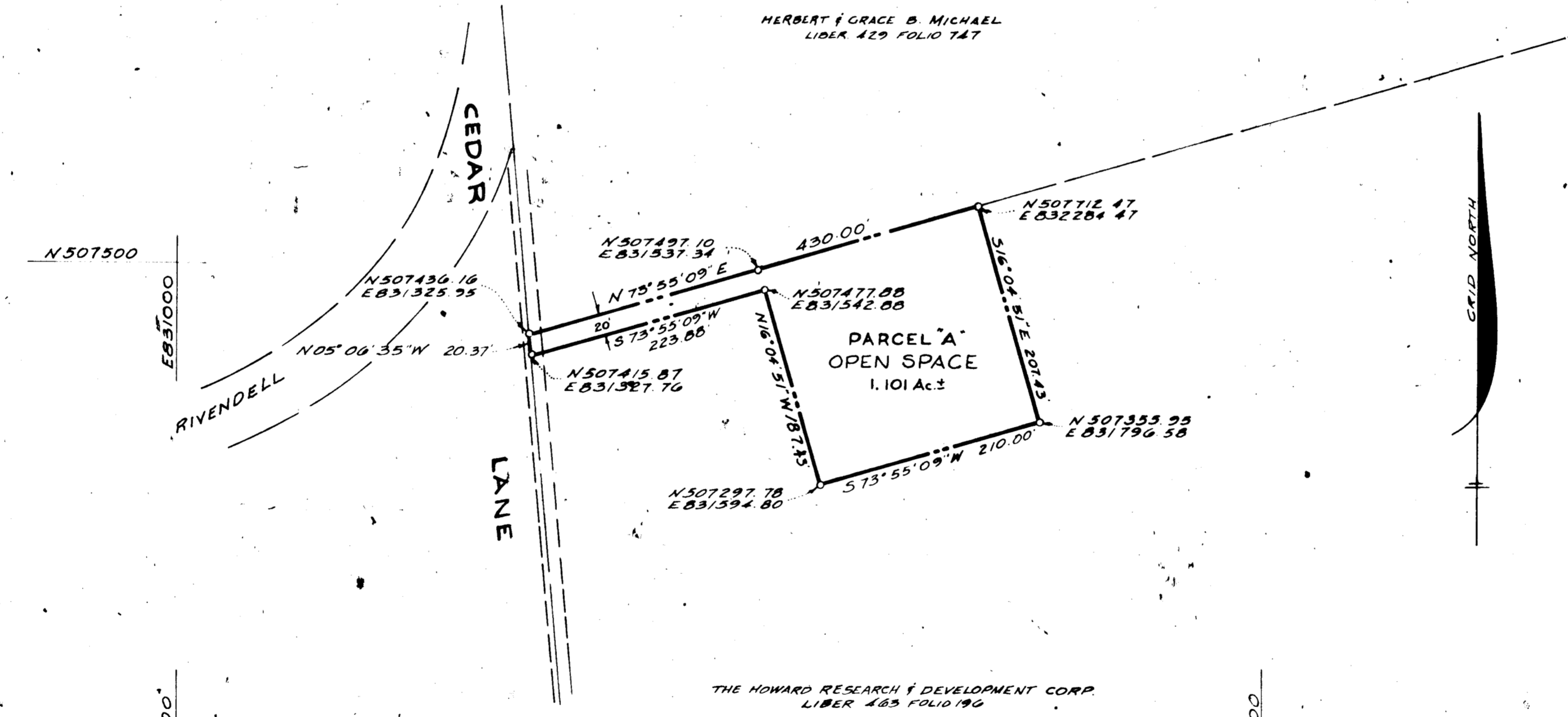
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 126
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

NOVEMBER, 1971

SHEET 2 OF 3

PB 20 F 105



HERBERT & GRACE B. MICHAEL
LIBER 429 FOLIO 747

THE HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463 FOLIO 196



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FINAL DEVELOPMENT PLAN, PHASE 126
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' NOVEMBER, 1971 SHEET 3 OF 3

Plot Book 20 Folio 106