

GENERAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 141, Section I, Area I of the Mercer Tract.

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.
2B Not applicable.
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. Not applicable.
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 | porch windows |
| roof or building overhangs | porch walls or screens |
| chimneys | all parts of any building |
| trellises | dwelling, or any structure attached to a dwelling. |

All setback areas shall be clear of any protrusion, extension, or projection of any type, and where a land use is adjacent to a tree way or alleyway, no structure shall be located within 50' of the right-of-way line, nor within 10' of the right-of-way line of a public road owned and controlled by the County or State for any building permitted under T-1, R-1, R-2, S-1, M-1, or M-2 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 17.031E(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 |
| shrubbery | retaining walls 4' 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.

Fence or walls, if located within setback areas adjacent to a public street, road, or right-of-way 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 10' feet of any property line nor a right-of-way line for a public street, road, or right-of-way, 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.

PERMITTED USES - SINGLE FAMILY

1. SINGLE FAMILY LOW AND OR MEDIUM DENSITY LAND USE AREAS
All lots in this single family low density land use area shall be used for single family detached low density residential uses.

5. HEIGHT LIMITATIONS - Section 17.021 F:

8A. SINGLE FAMILY LOW AND OR MEDIUM DENSITY LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the mean adjacent ground level for adjacent to the building on a lot devoted to single family land uses.

9. PARKING REQUIREMENTS - Section 17.031 E:

10. SINGLE FAMILY MEDIUM AND OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces, and a minimum area of two hundred (200) square feet per vehicle, shall be provided on each lot with a single family residential use, except that when a building is located on a lot with a street right-of-way, two parking spaces shall be provided exclusive of any area enclosed by a wall, fence, or other structure, with access to the street without the use of a parking space.

10. SETBACK PROVISIONS - Section 17.031 E:

11. SETBACKS
a. Setbacks shall conform to the setback areas of the development plan.
b. All other setback requirements shall conform to the Howard County Final Development Plan Phase.

11. ADJACENT SETBACKS - Section 17.031 F:

As shown on the site plan and in accordance with the Howard County Zoning Regulations.

12. CONFORMANCE REQUIREMENTS - Section 17.031 F:

SINGLE FAMILY LOW AND OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
No lot shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by walls or other minor structures, but the amount imposed upon the area used for sidewalks, paved parking areas, lawns and shrubbery, and similar minor structures.

TERMINATION OF LAND USE

Land Use	Ratio	Ratio
W.F.L.D. Roadway	0.5/7	6.1/8
W.F.L.D.		6.1/8

#135

MAY 20 1973
MAY 18 1973

MERCER TRACT
SECTION I AREA I

RECEIVED
JUN 26 1973

BUREAU OF ENGINEERING

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

RECEIVED

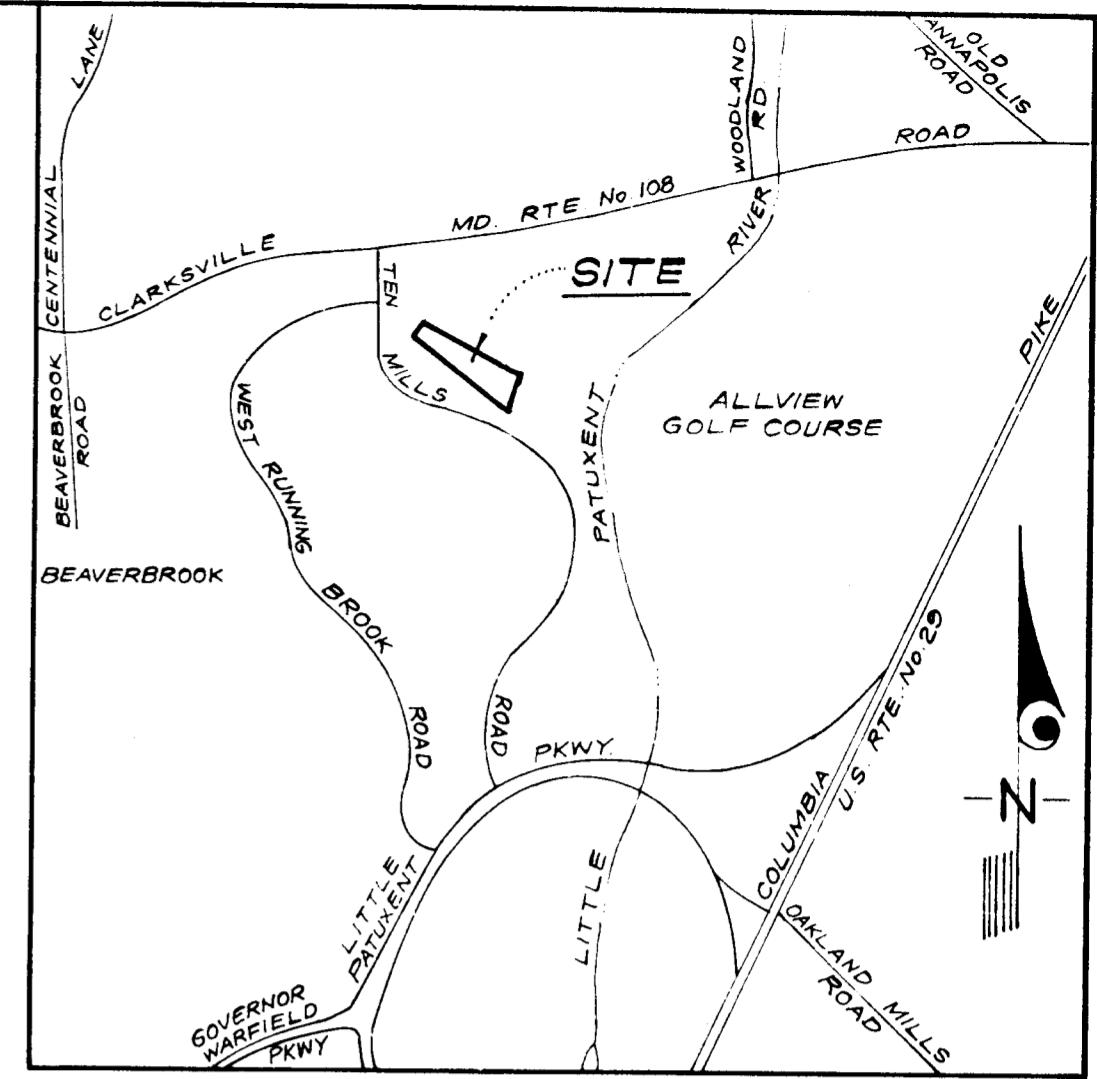
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 141
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

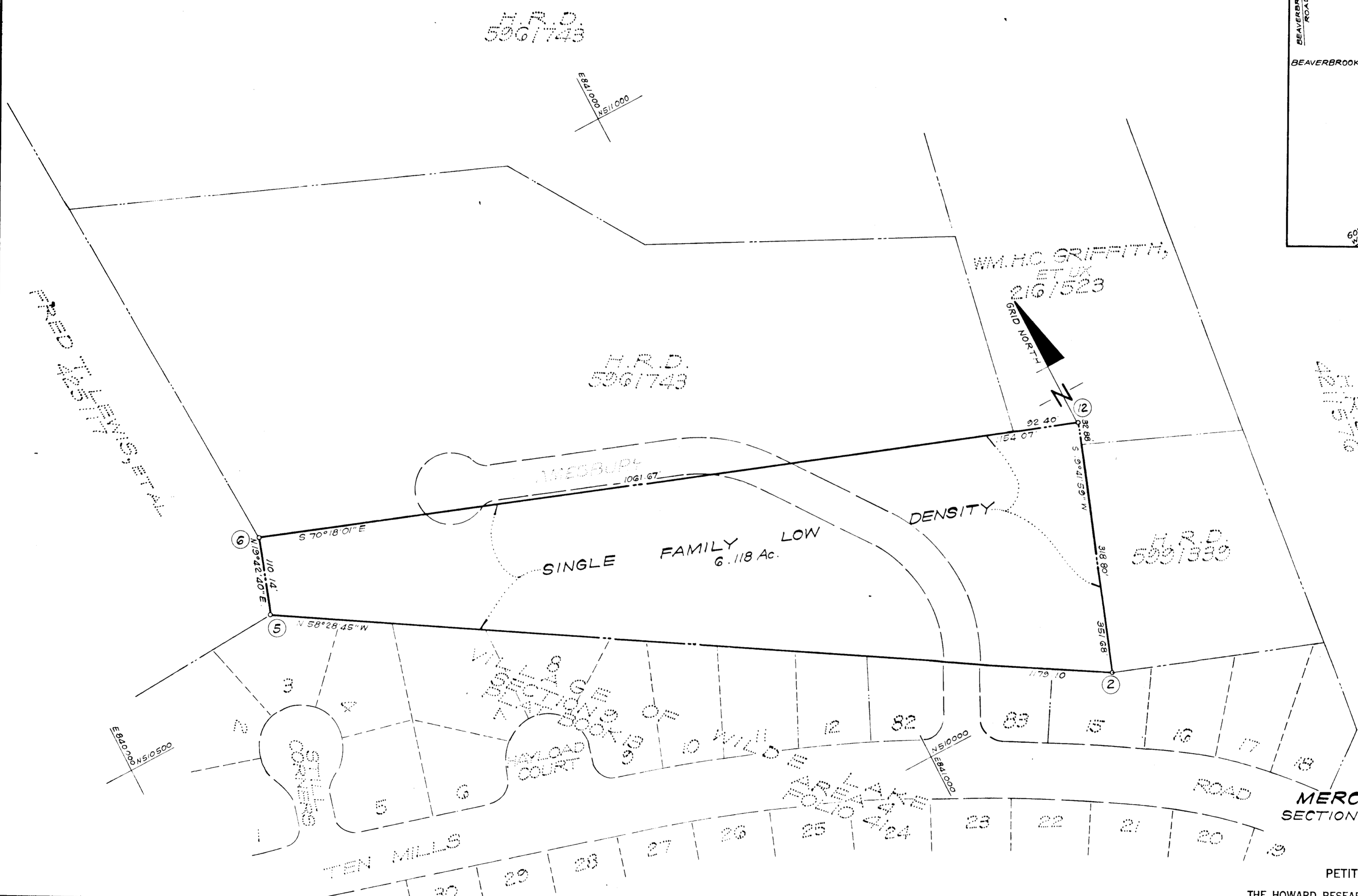
DIVISION OF LAND
DEVELOPMENT
OF HOWARD COUNTY

COORDINATE SCHEDULE

NO.	NORTH	EAST
2	509 986 45	841 278 67
5	509 602 89	840 273 55
6	510 706 58	840 310 70
12	510 317 56	841 397 22



VICINITY MAP
SCALE 1" = 2000'



MERCER TRACT SECTION 1 AREA 1
RECEIVED
JUN 26 1973

PETITIONER AND OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
BUREAU OF ENGINEERING

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 141
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' MAY 17 1973 SHEET 2 OF 2

PREPARED AS TO SHEETS 1 TO 2
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Donald J. ...
LAND SURVEYOR'S 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

HOWARD COUNTY PLANNING BOARD

[Signature] 5/17/73
H.C.P.B. EXEC SEC DATE H.C.P.B. CHAIRMAN DATE