

VICINITY MAP  
1" = 500'

RECORDED PLAT BOOK FOLIO  
ON 19 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE  
SECTION 2 HOBBITS GLEN AREA 3

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE III  
ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' SEPT. 1971 SHEET 1 OF 3

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 COMMISSION

<i>Thomas L. Harriott</i>	12-29-71	<i>William P. ...</i>	1971
H. C. P. B. EXEC. SEC.	DATE	H. C. P. B. CHAIRMAN	DATE

DRWN. BY:  
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 3, of the Village of Harpers Choice, Hobbits Glen

1. PUBLIC STREETS 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.
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
shrubby	fencing under 6' 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.

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.

**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 setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:  
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.
8. HEIGHT LIMITATIONS - Section 17.031 E:  
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 17.031 E:  
SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS  
No less than two (2) off-street parking spaces containing a minimum area of two (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.
10. SETBACK PROVISIONS - Section 17.031 E:  
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 17.031 E:  
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 17.031 E:  
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 OF LAND USE

Land Use	Acres
S.F.L.D.	0.683
Roadway 0.135	
TOTAL	0.683

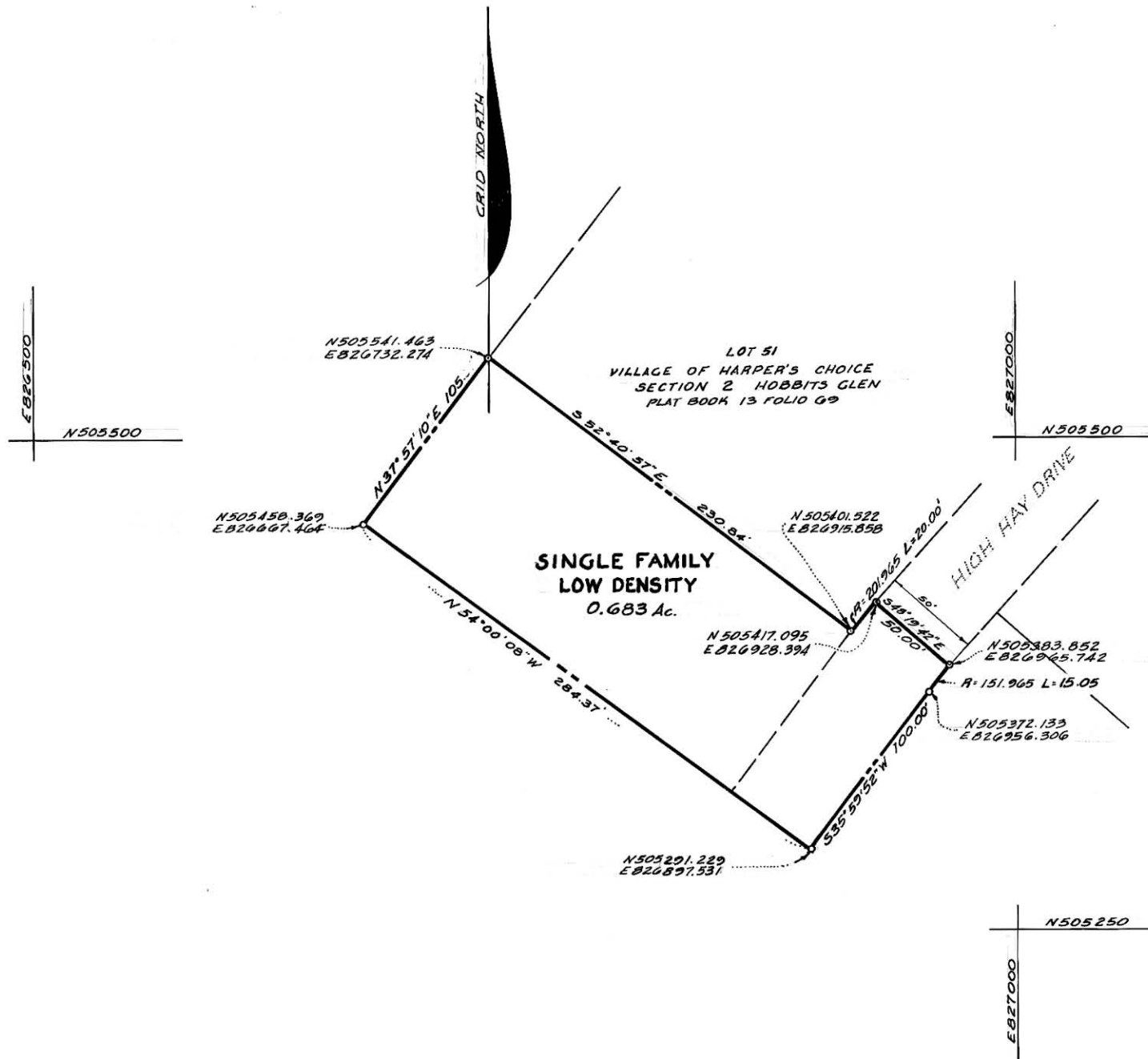
RECORDED 116 PLAT BOOK 100 FOLIO 35  
ON 3/8 19 72 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE  
SECTION 2 HOBBITS GLEN AREA 3

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 116  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SEPT. 1971 SHEET 2 OF 3



THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
LIBER 163 FOLIO 196

RECORDED  PLAT BOOK 20 FOLIO 86  
ON 3/8/72 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE  
SECTION 2 HOBBITS GLEN AREA 3

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**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 116  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 50' SEPT. 1971 SHEET 3 OF 3